CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1960 - 1966

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · SEPTEMBER 1967

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PREFACE

The intent of this report is to provide reliable, up-to-date information concerning changes in the housing inventory in San Francisco. The study covers the period from April 1, 1960, the date of the last U. S. Census, through December 31, 1966. All available records of construction, demolition, and conversions of public and private housing have been tabulated and analyzed by the staff of the Department of City Planning. The results constitute the first of a statistical series to be published at regular intervals describing the current status of the housing supply in San Francisco.

This report was written by Mr. James Paul, Urban Sociologist, with the special assistance of Mrs. Lois Grote, Research Assistant, and under the direction of Mr. Maurice Groat, Senior Planner in charge of the Community Analysis and Research Division of the Department of City Planning.

INTRODUCTION

In its report on the Community Renewal Program, Arthur D. Little, Inc., recommended that "Information on certain selected data items, or key indicators of change, should be maintained continually to make the City aware of the rate and direction of the changes affecting it." The following study considers changes in the housing stock in terms of both additions to the inventory and removals. These changes, classified by building type (single-family and various multi-family categories), location, year, and numbers of units, are reported for the period 1960 through 1966. Analysis of the findings reveals the areas of the City where certain kinds of construction has occurred and where the removal of units has been significant.

When supplemented by material such as the study of vacancy rates undertaken by the Bay Area Council with the co-operation of this Department, plus data on rental trends, estimates of the changes in population and similar factors, it is possible to construct a current picture of the San Francisco housing market at any designated time. Such a profile will be useful not only to public officials involved in policy decisions affecting the supply of housing, but also to persons in the private market concerned with the production of housing, since the private market contains over 98 percent of the City's housing supply. (The nearly 6,000 units directly controlled by the Housing Authority at the present time represent just over one percent of the supply; the units indirectly affected by federal programs, such as leased housing or financed under the terms of 221(d)3, constitute at most the balance of the two percent figure.) A record of newly constructed housing units, continually updated, delineating the changes in the housing stock over a given period of time is, in fact,

essential to an evaluation of the performance of the private market in meeting consumer needs for housing. On the basis of such a profile of the housing supply, complemented with data on housing demand, conjectures on investment potential can be made with greater confidence.

The information used in this report comes directly from the records of the Central Permit Bureau and the Bureau of Building Inspection of the Department of Public Works, the Department of Public Health, the San Francisco Redevelopment Agency, and other public agencies. The Department of City Planning maintains a duplicate deck of data cards for use by interested public and private agencies. To date this information has been utilized in five different studies, including the Bay Area Transportation Study and Bay Area Systems Simulation, and will continue to be available for research purposes upon request. Although the principal work of data collection was done by the staff of the Department of City Planning, the final product is the result of the co-operation of a number of individuals in and outside government.

SUMMARY

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1. From 1960-1966, San Francisco experienced a net increase in its housing supply of 19,066 units in 3,477 structures. This amounts to an increase of six percent over the number of units in 1960.

2. The largest increase in units occurred in buildings with ten or more units per structure, that is, in multi-family units.

3. Increases in the San Francisco housing inventory resulted from the construction of public and private housing totaling 23,136 new units during the six-year period covered by this study.

4. Demolitions during the same period removed 4,070 units from the housing supply, many of which were single-family residences.

5. Conversions or changes to existing units in the housing inventory does not have an appreciable effect on the quantity of units in the housing supply.

6. Construction and demolition occur for a variety of reasons and are not necessarily uniformly related to the condition or age of the housing stock.

7. The impact of construction and demolition on the housing inventory varies among residential districts in the City.

8. Since 1960, the largest net gain in housing units has occurred in the area defined as the Northeast District, while the area south of Market is the only district which decreases in its supply of units.

9. Public participation in housing has played an important role in both increasing the supply of housing and upgrading the condition of the stock. Such programs, however, must be expanded in order to meet the needs of the City's low-income citizens whose housing requirements cannot be met by the private market.

10. The continued usefulness of this information requires that it be expanded and kept current. The Department of City Planning has undertaken this task.

SAN FRANCISCO HOUSING PROFILE

The 1960 Housing Inventory

The U.S. Census of Housing reported that in 1960 there was a total of 310,536 housing units in San Francisco, 59,000 of which were added during the ten-year period 1950-1960, primarily in multi-unit structures. Of this total, 110,236, or 36 percent, were units in single-family residences; 37,973, or 12 percent, were units in duplexes; 31,546, or 10 percent, were units in three- to four-unit structures; 33,216, or 11 percent, were units in five- to nine-unit structures; and 97,565, or 31 percent, were units in structures with ten or more units.

TABLE 1

SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960

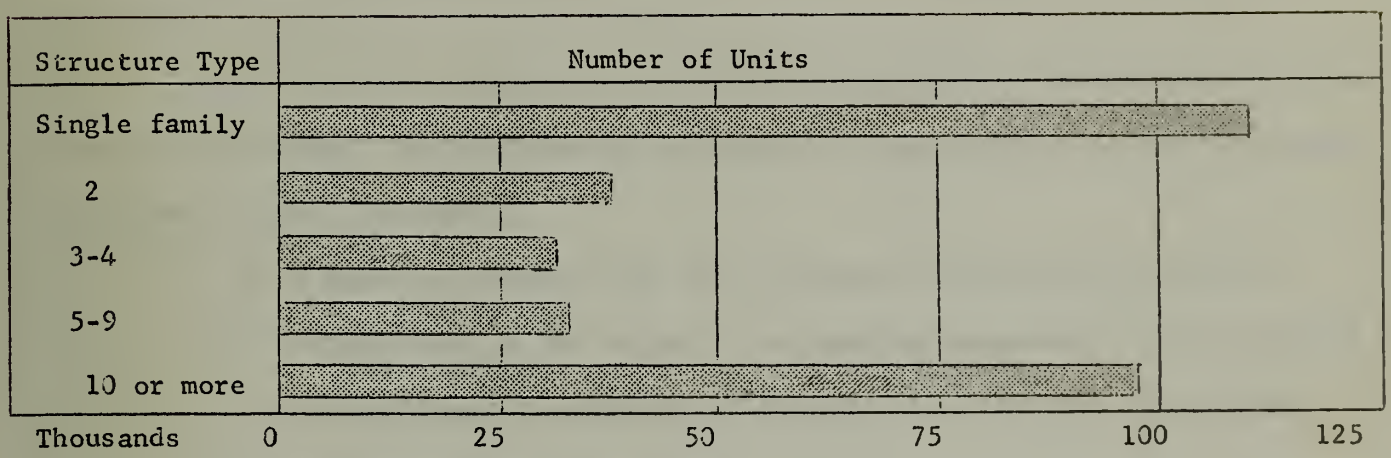
Structure Type	Number of Units	Percent
Single family	110,236	36
2	37,973	12
3-4	31,546	10
5-9	33,216	11
10 or more	97,565	31
Total	310,536	100

Source: 1960 U.S. Census, Table H-1

These figures reveal a characteristic peculiar to the housing stock in San Francisco; namely, the small percentage of single-family residences in the

GRAPH 1

SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960



Source: 1960 U.S. Census, Table H-1.

total stock. The 36 percent of the stock which single-family units comprise in San Francisco contrasts sharply with 75 percent in surrounding communities in the Bay Area, with the exception of the City of Oakland which is about 50 percent. In light of this composite picture of the housing supply in San Francisco, it is important to consider the influences on the pattern of construction, demolition, and conversion of housing in the City.

Factors Affecting Residential Construction, Demolition, and Conversion

Because housing markets are essentially local in character, the volume of building may vary significantly in different areas. The reasons for these variations are complex. It has been stated, for example, that housing is both a capital good and a consumer product. As such, housing is built in response to immediate and localized consumer demand. This demand may vary with economic changes (increases or decreases in taxes, income, interest rate, etc.) with demographic changes (shifts in population composition, or simply increases or

decreases in numbers) and even with changes in social preferences (attraction of suburban living to middle-class families, or of urban living to young single adults).

Changes in the housing supply are often, therefore, a reflection of certain changes in demand. In San Francisco a number of trends affecting housing demand have been noted, including:

1) a total population loss of 4.5 percent between 1950 and 1960;
2) an increase in the number of households composed of single persons or unrelated individuals, accompanied by a decline in the number and proportion of families;
3) a decrease in the proportion of white to non-white residents;
4) an upward change in the age distribution of San Francisco's population so that the number of persons over 65 increased by 23 percent between 1950 and 1960; and
5) a concentration of social, economic, and physical problems in well-defined areas of the City.

Analysis of the supply of housing in San Francisco for the period 1960-1966 should indicate what impact these trends have had on the housing stock.

Net Change in the Housing Stock 1960-1966

During the period 1960-1966, San Francisco experienced a net gain of 3,477 structures containing 19,066 housing units. Table 2 shows the net change in structures and units by structure type. Increases in all structure types are indicated, with the exception of three-unit structures; in the latter instance, more units were lost by demolition that were replaced by construction, which suggests that the three-unit building is an obsolete structure type.

TABLE 2

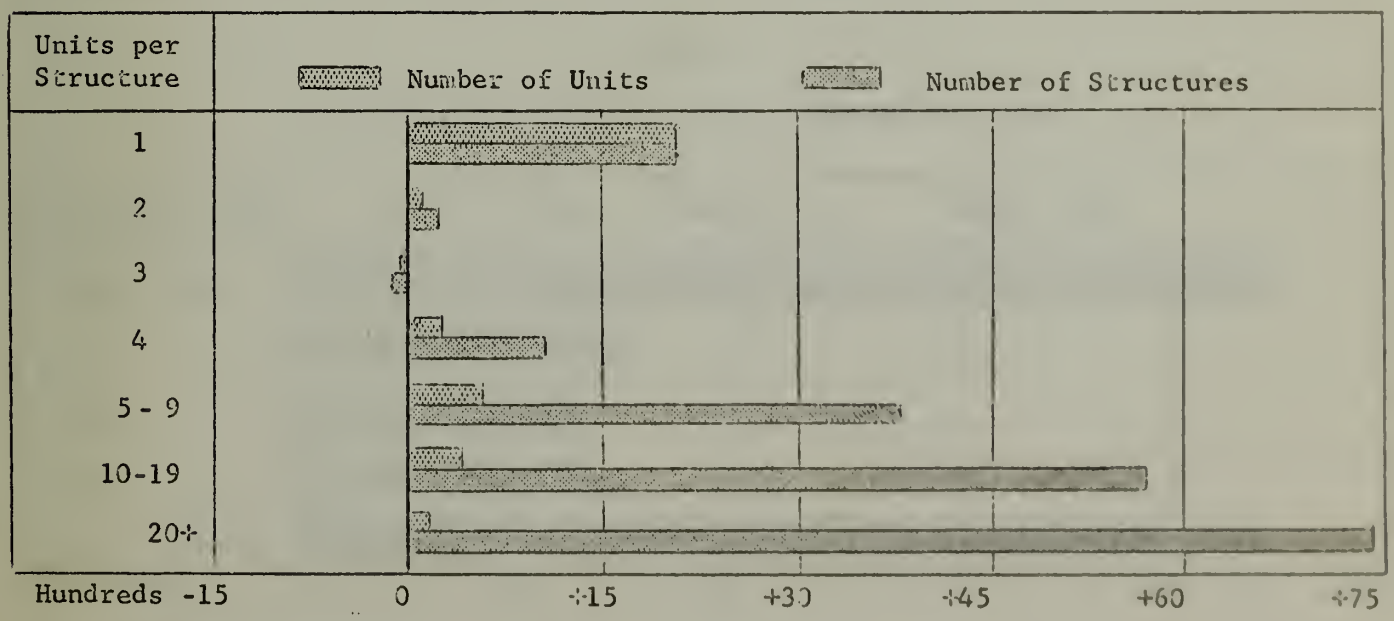
NET CHANGE IN STRUCTURE AND UNITS
BY STRUCTURE TYPE, 1960-1966

Structure Type	No. of Structures	No. of Units
Single family	2,071	2,071
2	125	250
3	-33	-99
4	267	1,068
5 - 9	575	3,790
10-19	349	4,584
20+	123	7,402
Total	3,477	19,066

Source: San Francisco Department of City Planning, 1967.

GRAPH 2

NET CHANGE IN STRUCTURES AND UNITS
BY STRUCTURE TYPE, 1960-1966



Source: San Francisco Department of City Planning, 1967

If the net changes in housing units are added to the housing inventory reported in the 1960 Census (see Table 1), the updated inventory of housing is obtained. The results presented in Table 3 indicate the composition of the housing stock as of December 31, 1966. This reveals a total of 329,600 units in the supply, an increase of 6 percent over the 1960 inventory.

TABLE 3

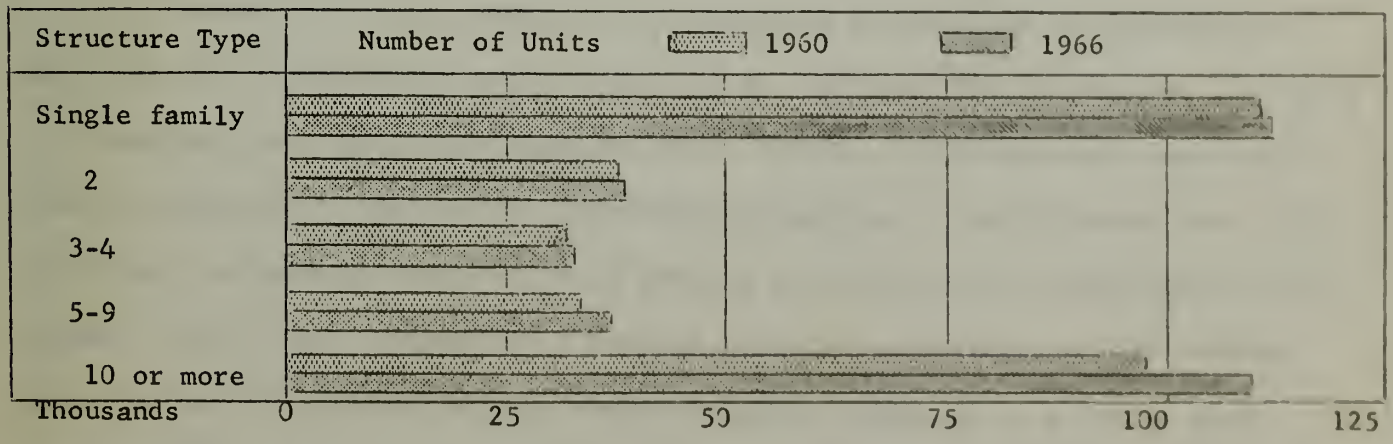
SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966

Structure Type	Number of Units	%	% Increase/1960
Single family	112,307	34	2
2	38,223	12	0.6
3-4	32,513	10	3
5-9	37,006	11	11.4
10 or more	109,551	33	12
Total	329,600	100%	6%

Source: San Francisco Department of City Planning

GRAPH 3

SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966



Source: San Francisco Department of City Planning

The largest addition to the housing stock occurred in buildings of ten or more units, which increased by 11,986 housing units. This represents an increase of 12 percent over the supply of units in such buildings in 1960. Structures of five to nine units show the second largest increase, a gain of 3,790 units, or 11 percent, over the number of units in these buildings in 1960. Although single-family structures experienced a net gain of 2,071 units, this amounts to only a 2 percent increase over the 1960 supply of single-family homes. Smaller increases of 1,068 and 250 units occurred in four- and two-unit buildings, respectively. Finally, as noted, the number of units in three-unit buildings decreased by 99 from the 1960 supply.

New Construction, 1960-1966

Net change in the housing supply is equal to the number of new units constructed minus the units demolished, plus or minus the units altered by conversion. In San Francisco the most substantial changes in the housing stock are produced by new construction. During the period under study (1960-1966) 23,136 new units were added to the stock as a result of construction. These units represent an increase of approximately 7.5 percent over the 1960 inventory of 310,536 units tabulated by the U.S. Census.

It should be noted, however, that important differences in construction activity are reflected by years. From 1960 to 1964 building completions increased at a varying rate, reaching a peak in 1964. In 1961, 2,360 new units were certified as completed by the Bureau of Building Inspection. The following year, 1962, certified completions increased by 48 percent to 3,483 units. Completions in 1963 showed a very slight increase of 2 percent over the preceding year and totaled 3,552 units. In 1964 the largest number of units completed in a single year between 1960 and 1966 was reached when 4,638 new units were added to the stock.

This figure represents a 30 percent increase over the preceding year and a 96 percent increase over 1961.

TABLE 4

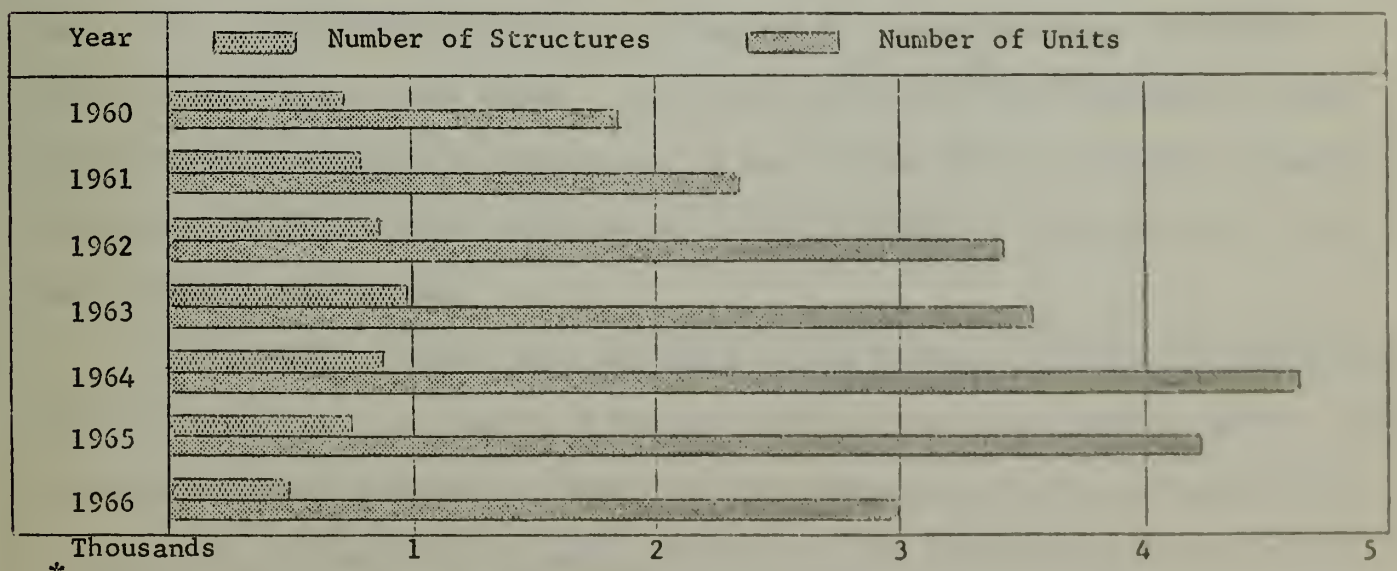
CONSTRUCTION 1960*-1966
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR

Year	No. of Structures	%	No. of Units	%
1960	728	13	1,850	8
1961	794	14	2,360	10
1962	866	16	3,483	15
1963	993	18	3,552	16
1964	880	16	4,638	20
1965	751	14	4,253	18
1966	482	9	3,000	13
Total	5,494	100%	23,136	100%

Source: San Francisco Department of City Planning

GRAPH 4

CONSTRUCTION 1960*-1966
NUMBER OF STRUCTURES AND UNITS BY YEAR



* April 1, 1960, to December 31, 1966

Source: San Francisco Department of City Planning

The advent of the "tight money" market began to show its effect in 1965 as building fell off by 8 percent to 4,253 units. Dropping to a five-year low in 1966, completion of new units declined to 3,000, or 29 percent less than the previous year. These figures indicate the variable nature of the housing market and emphasize the difficulty of attempting to project housing resources for as little as a year in advance.

The 23,136 new units added to the housing stock during 1960-1966 were contained in a total of 5,486 new structures. Table 5 indicates the distribution of new units according to the structure types in which they were contained. These data reveal some notable aspects of the pattern of residential construction in San Francisco. A comparison of the distribution of new structures with the distribution of new units shows that substantial differences exist in the numbers of units added to the stock according to structure type, as the following discussion will show.

It is interesting to note that while 3,360, or 61 percent, of all new structures were single-family dwellings, these structures account for only a very small percentage of the total units constructed. Structures containing 20 or more units, though comprising only 2 percent of all new structures, contained about one-third of all new units. Even more striking are the differences between single-family structures and structures of ten or more units. The latter comprise 55 percent of all new units constructed, yet they represent just one-tenth of all new buildings constructed.

The tendency to build most <u>new units</u> in San Francisco in multiple structures might be attributed to a number of factors affecting the local housing market. The scarcity of vacant land and its high cost have necessarily restricted large-scale construction of single-family homes. Because of this land shortage, the City has

TABLE 5

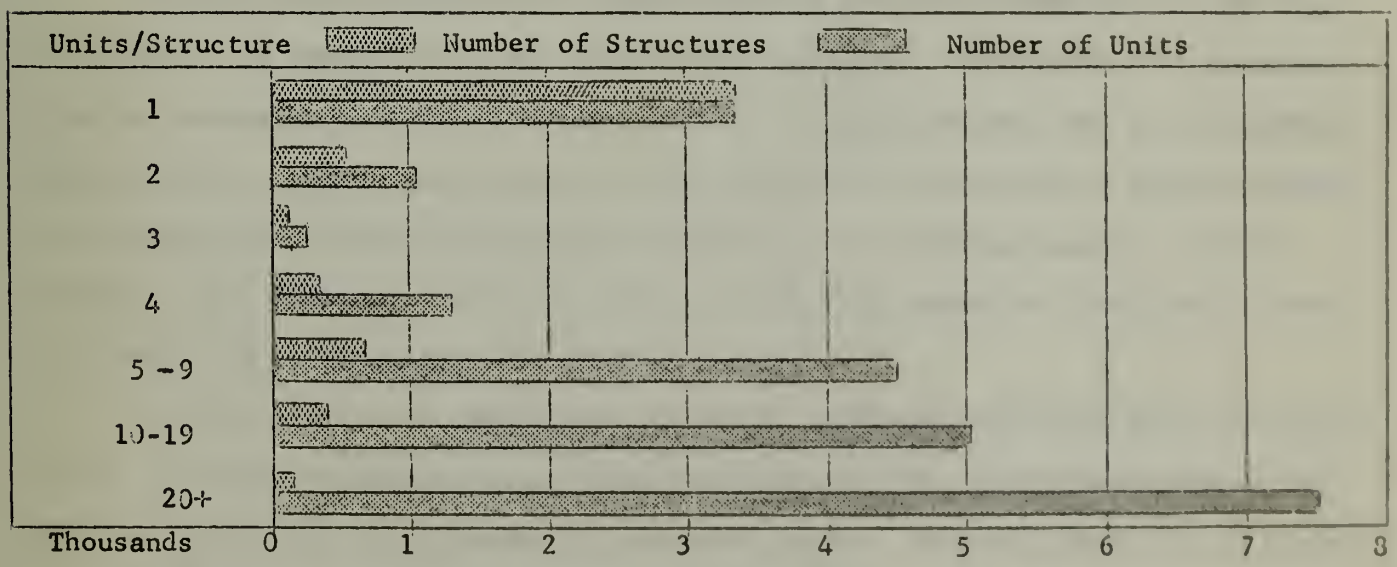
NEW CONSTRUCTION 1960-1966
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY STRUCTURE TYPE

Units/Structure	No. of Structures	Percent	No. of Units	Percent
1	3,360	61.2	3,360	14.6
2	513	9.3	1,026	4.4
3	83	1.5	249	1.0
4	322	5.9	1,288	5.6
5 - 9	689	12.6	4,544	19.6
10-19	387	7.1	5,060	21.9
20+	131	2.4	7,609	32.9
Total	5,485	100%	23,136	100%

Source: San Francisco Department of Public Works, Bureau of Building Inspection; and the Department of City Planning, 1967.

GRAPH 5

NEW CONSTRUCTION 1960-1966
NUMBER OF STRUCTURES AND UNITS BY STRUCTURE TYPE



Source: San Francisco Department of Public Works, Bureau of Building Inspection; and the Department of City Planning, 1967.

been unable to compete with suburban communities which offer on economic terms large tracts of undeveloped land for construction. In fact, one might be surprised to find as many single-family homes constructed in San Francisco as there have been since 1960.

Increases in the number of households composed of single persons and unrelated individuals, many of them elderly, may also account for the widespread construction of multiple-unit structures. In terms of rent-paying ability and life styles, these particular households' housing needs are readily satisfied in multiples. The needs and preferences of single and elderly households for small, maintenance-free units in a centralized location offering easy access to transportation, recreation and social facilities are amenities offered in many newly constructed multi-unit apartment buildings. Several buildings in San Francisco, including Martin Luther Towers, Cathedral Hill Apartments, and the Fox Plaza, have been designed especially to appeal to elderly and young single households.

Demolition 1960-1966

While housing demolition in San Francisco is not as extensive as new construction, the removal of units is important because it represents the potential loss of a housing resource, although some of the units removed may be substandard and obsolete. During the six-year period covered by this study, 2,008 structures containing 4,070 housing units were removed from the housing supply.* These housing units amount to only 1.3 percent of the 1960 inventory, yielding a rate of removal of approximately 0.2 percent per year.

The demolition of residential buildings increased each year from 1960 until 1965. The peak in demolition activity occurred in 1965, but dropped sharply in 1966 to its lowest level during the six-year period. Table 6 identifies the number of structures demolished yearly from 1960-1966.

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* Excluding hotels and rooming houses because there are no accurate records of the number of rooms they contained.

TABLE 6

DEMOLITION 1960-1966
NUMBER AND PERCENT OF STRUCTURES BY YEAR

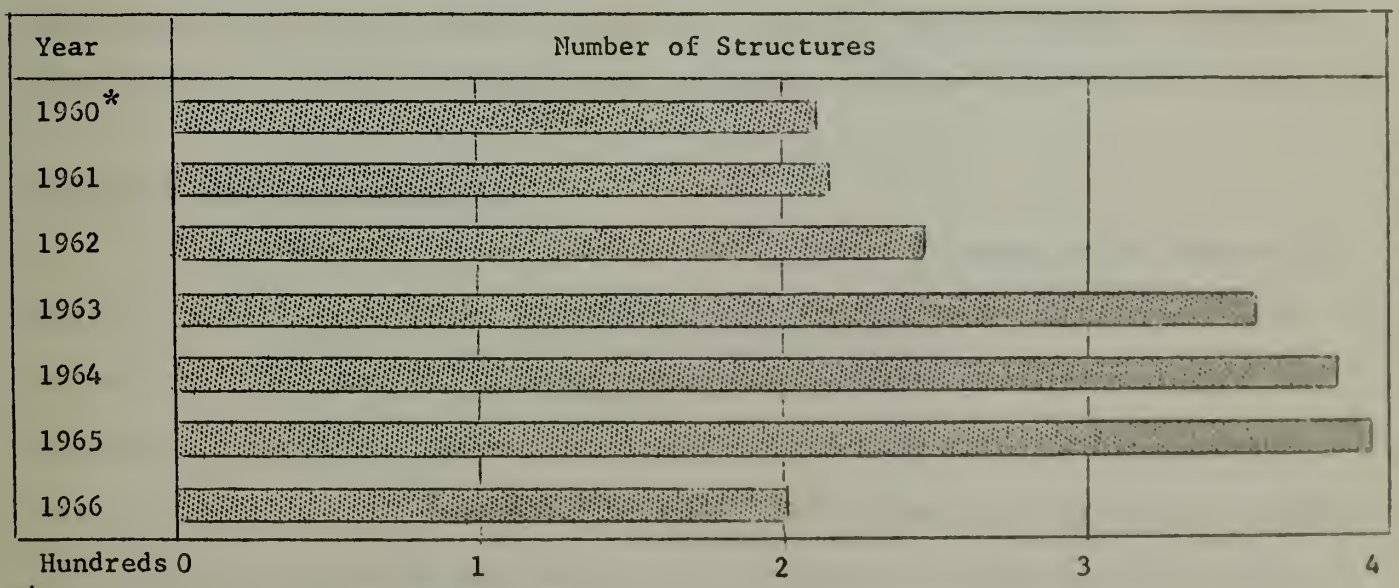
Year	Number of Structures	Percent
1960*	212	10.6
1961	216	10.8
1962	247	12.3
1963	356	17.7
1964	383	19.1
1965	393	19.6
1966	201	9.9
Total	2,008	100.0

* April 1, 1960 to December 31, 1960

Source: San Francisco Department of City Planning, 1967.

GRAPH 6

DEMOLITION 1960-1966
NUMBER OF STRUCTURES BY YEAR



*April 1, 1960 to December 31, 1960

Source: San Francisco Department of City Planning, 1967.

Table 7 illustrates the numerical and percentage distribution of structures and units demolished by structure type. As shown in the table, demolition results most frequently in the removal of single-family structures. Sixty-four percent of all structures demolished in the City from 1960-1966 were single-family residences. There is an inverse relationship between the rate of demolition and the size of structures; as the size of the structure in units increases, the frequency of demolition decreases. In fact, only 16 percent of all demolition occurred in structures with three or more units.

The reasons for the infrequent demolition of multiple-unit structures are clearly related to economic factors. In the San Francisco housing market, multiple-unit structures, regardless of age and condition, continue to retain some economic value. With the scarcity and high cost of vacant land in San Francisco, there are greater financial gains to be made by replacing a single-family structure with a multiple dwelling when undeveloped property is unavailable for construction. When demolition of multiple-unit structures does occur, it is very likely the result of some form of public action, such as redevelopment, code enforcement, or freeway construction, or to make way for an even more intensive development of the land for residential purposes.

Housing Conversions 1960-1965

Conversions refer to alterations which produce a change in the number of units in existing structures by either adding or eliminating units from those structures. The data collected for this study indicates conversions typically result in a decrease rather than an increase in housing units, a fact probably related to public code enforcement programs, which effectively eliminate a number of illegally constructed units each year. It should be noted that only legal conversions are accounted for in this study, although doubtless some conversion

TABLE 7

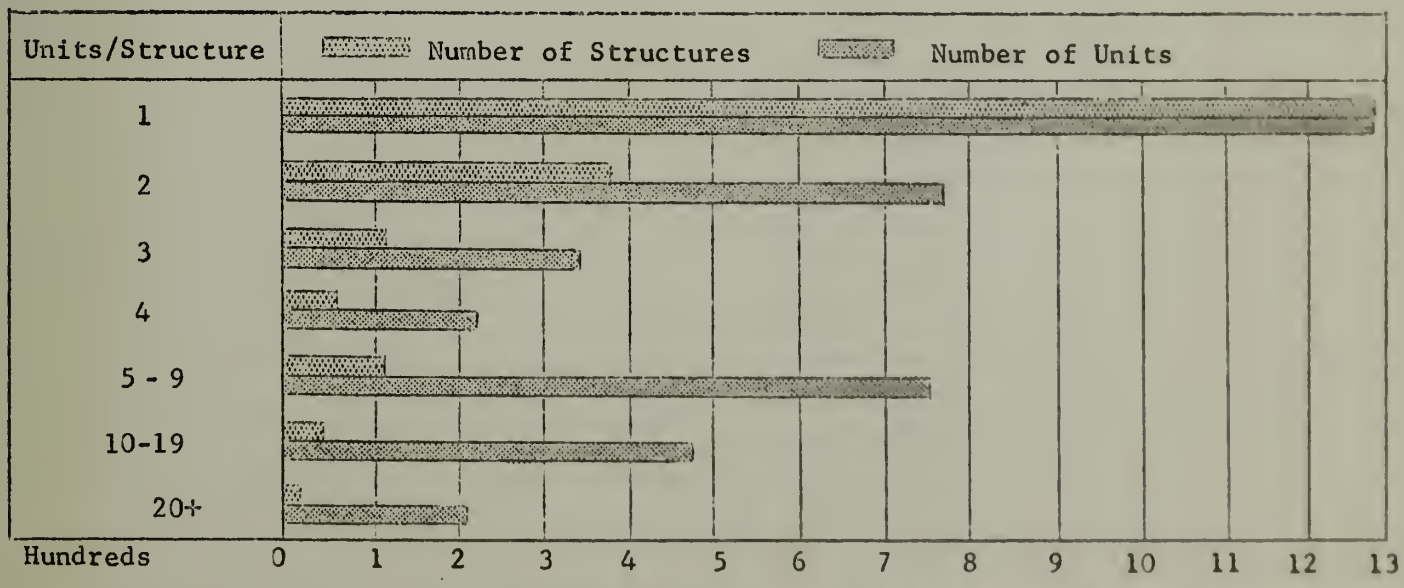
DEMOLITION 1960-1966
NUMBER AND PERCENT OF STRUCTURES
AND UNITS DEMOLISHED BY STRUCTURE TYPE

Units/Structure	No. of Structures	Percent	No. of Units	Percent
1	1,289	64.2%	1,289	31.7
2	388	19.3	776	19.1
3	116	5.8	348	8.5
4	55	2.7	220	5.4
5 - 9	114	5.7	754	18.5
10-19	38	1.9	476	11.7
20+	8	0.4	207	5.1
Total	2,008	100.0	4,070	100.0

Source: San Francisco Department of City Planning; Department of Public Works, Central Permit Bureau 1967.

GRAPH 7

DEMOLITION 1960-1966
NUMBER OF STRUCTURES AND UNITS DEMOLISHED BY STRUCTURE TYPE



Source: San Francisco Department of City Planning; Department of Public Works, Central Permit Bureau 1967.

activity takes place for which no official permit has been issued. The reader should also bear in mind that conversions do not include thousands of alterations which produce important changes in the condition of the housing stock, but do not increase or decrease the housing supply.

In San Francisco, conversion activity appears to have an insignificant effect on the housing supply: the net change in units resulting from conversions from 1960-1965 was a decrease of approximately 300 units, or less than one-tenth of one percent of the total inventory. Only in 1960 was there an increase in units as a result of conversions. Because conversions have relatively insignificant effect on the numerical composition of the housing stock, they will not be discussed at length in this paper. However, statistics on conversions by census tract are available on request at the Department of City Planning.

IMPACT OF CONSTRUCTION/DEMOLITION ON THE HOUSING INVENTORY

It is clear that no simple, one-to-one relationship exists between new construction and demolition. Each is undertaken for a variety of reasons as determined by a variety of decision-makers from both the private and public sectors. As suggested earlier, when little vacant land is available for residential development, housing construction may necessitate demolition. However, for economic reasons housing units which are demolished are almost never replaced with units intended for the same submarket. In San Francisco this is borne out by the number of single-family and two- to four-unit dwellings which are being replaced by multiple dwellings of five or more units.

In similar fashion, neither housing construction nor demolition are uniformly related to the age or condition of the housing stock. One might expect that in areas with a large proportion of substandard units, demolition would occur more frequently than in areas which contain a small proportion of such units. Yet, analysis undertaken by this Department indicates that this is not the case except in redevelopment areas which are selected in large measure on the basis of the number of substandard units they contain. Because housing units in San Francisco, even substandard ones, maintain a high economic value, they are not automatically demolished and replaced when they reach a certain age or condition. New construction does tend to be influenced by the condition of the surrounding housing, and seriously substandard neighborhoods may discourage private investment in construction of new housing. Such a situation impedes the general upgrading of the stock which normally would occur as a result of construction and demolition.

CHANGES IN HOUSING BY DISTRICT

CHANGES IN HOUSING BY DISTRICT

For purposes of analysis, the City has been divided into twelve districts or communities. These districts follow census tract boundaries and are generally homogeneous in housing type, density, and topography. The boundaries were selected to correspond with those used for the February, 1966, study of vacancies in four or more unit buildings conducted by the Bay Area Council, with the co-operation of this Department. The districts are: Outer Richmond, Inner Richmond, Marina-Pacific Heights, Northeast San Francisco, Downtown, Western Addition, Buena Vista-Twin Peaks, Inner Mission, West of Twin Peaks-Sunset, Potrero-Bayshore, South of Market, and Bernal-Outer Mission. Their boundaries and the net changes in units are illustrated in the map following Table 8.

In the following table, each of the districts is ranked by the net change in units from 1960 to 1966. Although all districts except one experienced increases in their supply, more than half of the net increase took place within just four of the districts, indicating the variation in activity among the districts.

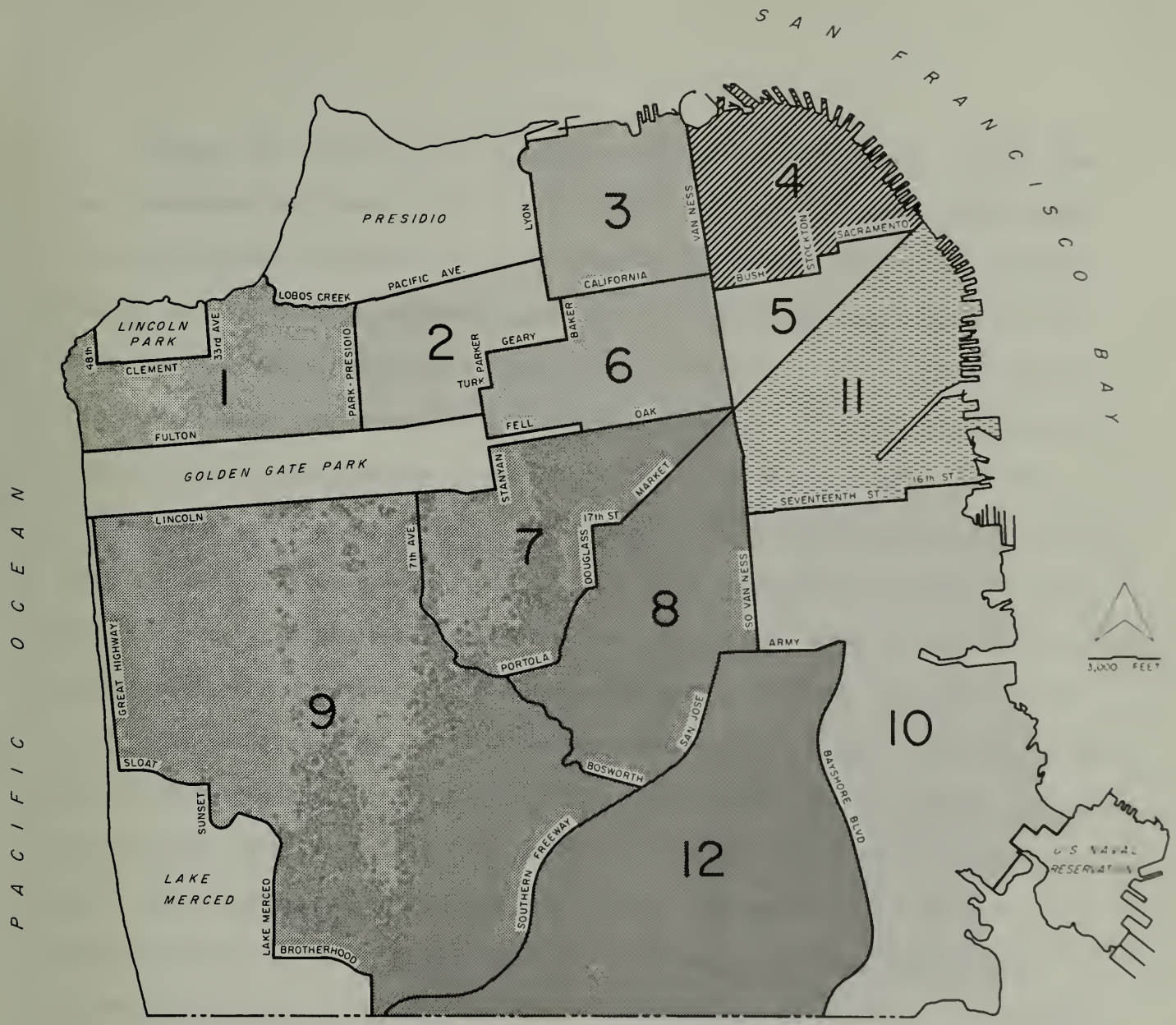
TABLE 8

SAN FRANCISCO DISTRICTS IN RANK ORDER

OF NET CHANGE IN UNITS, 1960-1966

Rank	Map No.	District	No. of Units
1	4	Northeast	3,060
2	7	Buena Vista-Twin Peaks	2,750
3	9	West of Twin Peaks-Sunset	2,585
4	12	Bernal-Outer Mission	2,407
5	8	Inner Mission	2,054
6	1	Outer Richmond	1,569
7	6	Western Addition	1,404
8	3	Marina-Pacific Heights	1,374
9	10	Potrero-Bayshore	827
10	2	Inner Richmond	794
11	5	Downtown	399
12	11	South of Market	-157
Total			19,066

Source: San Francisco Department of City Planning, 1967



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

-1 TO -999

1 TO 999

1000 TO 1999

2000 TO 2999

3000 TO 3999

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA - PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA - TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS - SUNSET
10 POTRERO - BAYSHORE
11 SOUTH OF MARKET
12 BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Changes in the supply of units according to the structures in which they were contained are shown by district in Table 9. Analysis of this table indicates the changing composition of San Francisco's housing inventory. Single-family residences have increased city-wide by 2,071 units since 1960; yet in seven of the twelve districts in the City, the number of single-family units decreased rather than increased. More than 50 percent of the net increase in single-family units occurred in one district -- Bernal-Outer Mission. The largest decrease in single-family units came about in the Outer Richmond, which lost 132 units. Structures of two to four units increased city-wide by 1,219. This increase took place in seven districts, while four other districts decreased their supply and one district remained unchanged. For buildings with five to nine units per structure, 3,790 units were added to the supply in ten districts while one decreased by 56 units and another experienced no net change. In structures of ten to nineteen units, a total of 4,584 were added to the inventory. Again this increase occurred in ten districts, with one district showing a decrease, and the one remaining district unchanged. Finally, the greatest increase between 1960 and 1966 occurred in structures of twenty units or more. These structures produced a net increase of 7,402 units in eleven of the City's districts. Only in the South of Market District was there no net change in structures of twenty or more units. The net change in each district is discussed in the pages which follow.

As one might expect, new construction is not evenly distributed among the twelve districts. More than 50 percent of the total City construction between 1960 and 1966 was concentrated in just four districts: Northeast, Buena Vista-Twin Peaks, West of Twin Peaks-Sunset, and Bernal-Outer Mission. Similarly, four other districts accounted for only about one-tenth of the City's residential

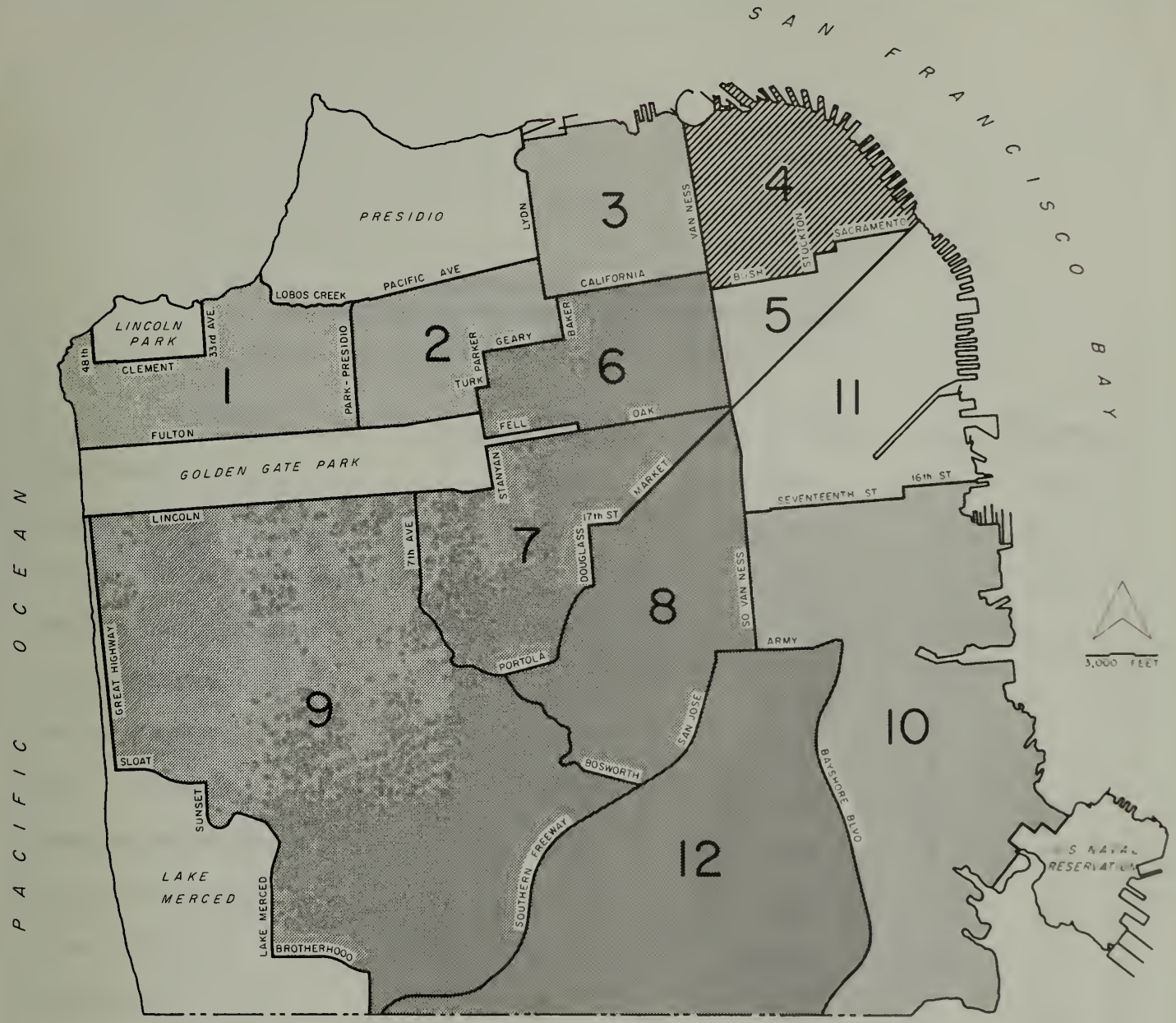
TABLE 9

SAN FRANCISCO DISTRICTS IN RANK ORDER OF NET CHANGE IN UNITS BY STRUCTURE TYPE, 1960-1966

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	1,090	Buena Vista-Twin Peaks	338	Outer Richmond	772	Buena Vista-Twin Peaks	1,175	Northeast	2,709
2	W. Twin Peaks-Sunset	799	W. Twin Peaks-Sunset	329	W. Twin Peaks-	670	Outer Richmond	569	Western Addition	1,363
3	Buena Vista-Twin Peaks	266	Bernal-Outer Mission	303	Inner Richmond	584	Marina-Pac. Heights	558	Marina-Pac. Heights	645
4	Inner Mission	220	Inner Mission	245	Inner Mission	570	W. Twin Peaks-Sunset	545	Bernal-Outer Mission	601
5	Potrero-Bayshore	65	Outer Richmond	192	Buena Vista Twin Peaks	372	Inner Mission	506	Buena Vista-Twin Peaks	599
6	Downtown	-3	Potrero-Bayshore	172	Marina-Pac. Heights	304	Potrero-Bayshore	356	Inner Mission	513
7	So. of Market	-19	Northeast	69	Bernal-Outer Mission	242	Inner Richmond	339	Downtown	402
8	Northeast	-20	Downtown	0	Northeast	142	Western Addition	227	W. Twin Peaks-Sunset	242
9	Marina-Pac. Heights	-35	So. of Market	-60	Potrero-Bayshore	118	Bernal-Outer Mission	171	Outer Richmond	168
10	Western Addition	-58	Inner Richmond	-71	Western Addition	72	Northeast	160	Potrero-Bayshore	116
11	Inner Richmond	-102	Marina-Pac. Heights	-98	Downtown	0	Downtown	0	Inner Richmond	44
12	Outer Richmond	-132	Western Addition	-200	So. of Market	-56	So. of Market	-22	So. of Market	0
	Total	2,071		1,219		3,790		4,584		7,402

construction. A map of construction by district follows. Each of the districts is ranked according to the number and percent of new units constructed in those areas since 1960 in Table 10, while Table 11 shows the districts ranked by structure type.

Review of demolition activity by districts also reveals an uneven dispersion of activity in the City. Table 12 shows each of the twelve districts ranked in order of the number and percent of housing units demolished in those areas from 1960-1966. Slightly more than 42 percent of the total demolition in San Francisco was concentrated in the three highest ranking districts, and only 10 percent in the three lowest ranking districts. Demolition activity in the remaining six districts was about equal, as indicated by the difference of only 3.4 percent between the highest and lowest district. The differences between districts in rank order of units demolished, by structure type, are shown in Table 13. A map of demolition activity by district is included followed by Table 14 showing the 1960 inventory by district. Each district will be discussed in the rank order of net change from 1960-1966.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

- 0
- 1 TO 999
- 1000 TO 1999
- 2000 TO 2999
- 3000 TO 3999

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA - PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA - TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS - SUNSET
10 POTRERO - BAYSHORE
11 SOUTH OF MARKET
12 BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 10

SAN FRANCISCO DISTRICTS
BY RANK ORDER OF NUMBER AND PERCENT OF UNITS
CONSTRUCTED 1960-1966

District	Rank	No. of Units	Percent
Northeast	1	3,383	14.6
Buena Vista-Twin Peaks	2	2,969	12.8
West of Twin Peaks-Sunset	3	2,888	12.5
Bernal-Outer Mission	4	2,805	12.1
Inner Mission	5	2,563	11.1
Western Addition	6	2,139	9.3
Outer Richmond	7	1,835	7.9
Marina-Pacific Heights	8	1,695	7.3
Potrero-Bayshore	9	1,308	5.7
Inner Richmond	10	1,121	4.8
Downtown	11	430	1.9
South of Market	12	0	0
Total		23,136	100.0

Source: San Francisco Department of City Planning, 1967.

TABLE 11

RANK ORDER OF DISTRICTS IN UNITS CONSTRUCTED BY STRUCTURE TYPE, 1960-1966

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	1,331	Inner Mission	456	Outer Richmond	780	Buena Vista-Twin Peaks	1,187	Northeast	2,805
2	W.Twin Peaks-Sunset	1,013	Bernal-Outer Mission	429	W.Twin Peaks-Sunset	676	Marina-Pac. Heights	623	Western Addition	1,405
3	Inner Mission	410	Buena Vista-Twin Peaks	414	Inner Mission	667	Outer Richmond	587	Marina-Pac. Heights	645
4	Buena Vista-Twin Peaks	320	W.Twin Peaks-Sunset	412	Inner Richmond	640	W.Twin Peaks-Sunset	545	Bernal-Outer Mission	622
5	Potrero-Bayshore	218	Outer Richmond	277	Buena Vista-Twin Peaks	449	Inner Mission	517	Buena Vista-Twin Peaks	599
6	Outer Richmond	23	Potrero-Bayshore	254	Marina-Pac. Heights	357	Western Addition	462	Inner Mission	513
7	Marina-Pac. Heights	14	Northeast	145	Potrero-Bayshore	332	Inner Richmond	371	Downtown	430
8	Northeast	13	Western Addition	65	Bernal-Outer Mission	252	Potrero-Bayshore	368	W. Twin Peaks-Sunset	242
9	Inner Richmond	11	Marina-Pac. Heights	56	Western Addition	200	Northeast	229	Outer Richmond	168
10	Western Addition	7	Inner Richmond	55	Northeast	191	Bernal-Outer Mission	171	Potrero-Bayshore	136
11	Downtown	0	Downtown	0	Downtown	0	Downtown	0	Inner Richmond	44
12	So. of Market	0	So. of Market	0	So. of Market	0	So. of Market	0	So. of Market	0
	Total	3,360		2,563		4,544		5,060		7,609

TABLE 12

SAN FRANCISCO DISTRICTS
BY RANK ORDER OF NUMBER AND PERCENT OF UNITS
DEMOLISHED 1960-1966

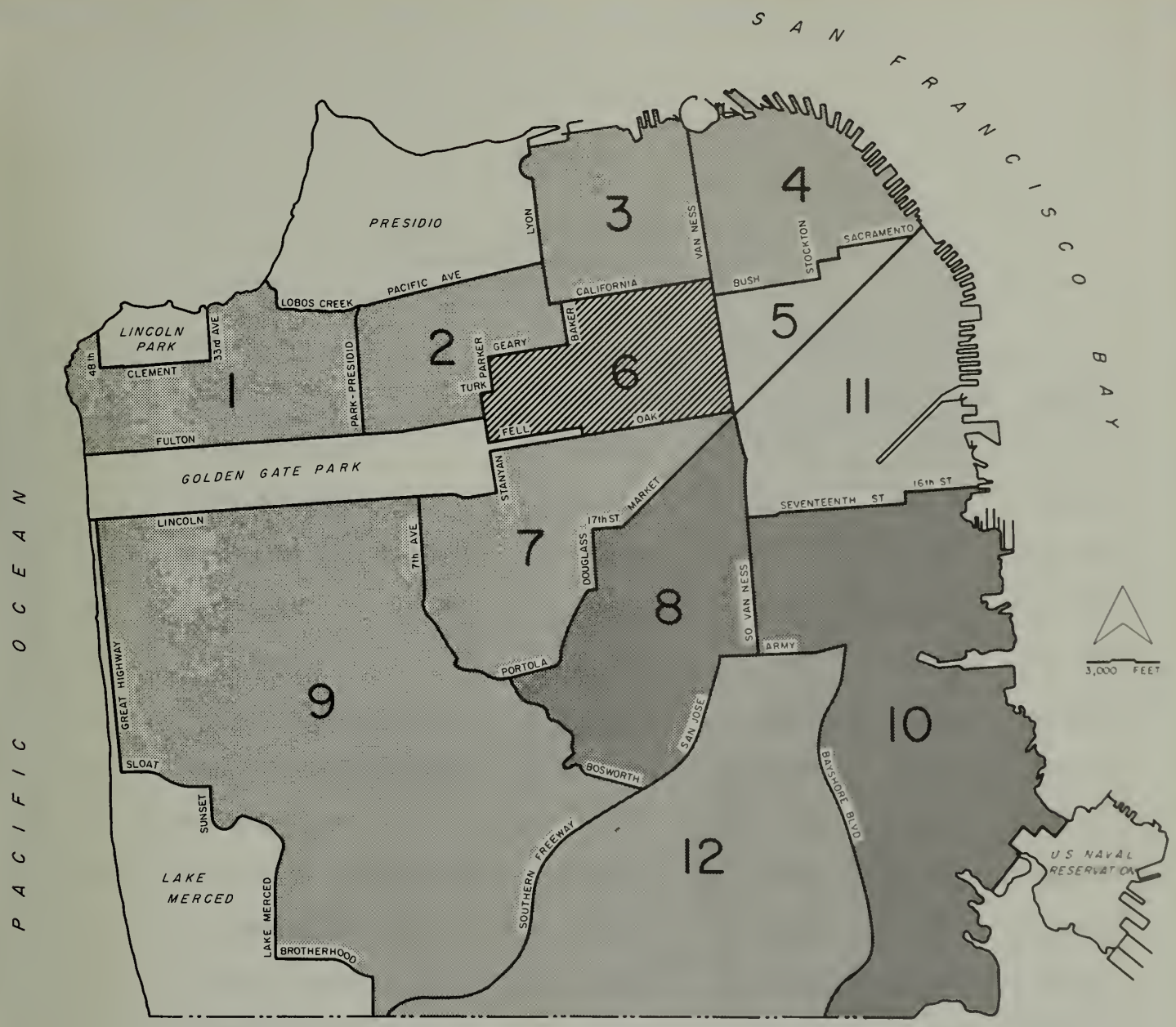
District	Rank	No. of Units	Percent
Western Addition	1	735	18.0
Inner Mission	2	509	12.5
Potrero-Bayshore	3	481	11.8
Bernal-Outer Mission	4	398	9.9
Inner Richmond	5	327	8.0
Northeast	6	323	7.9
Marina-Pacific Heights	7	321	7.9
West of Twin Peaks-Sunset	8	303	7.4
Outer Richmond	9	266	6.5
Buena Vista-Twin Peaks	10	219	5.4
South of Market	11	157	3.9
Downtown	12	31	0.8
Total		4,070	100.0

Source: San Francisco Department of City Planning, 1967.

TABLE 13

RANK ORDER OF DISTRICTS IN UNITS DEMOLISHED BY STRUCTURE TYPE, 1960-1966

Rank	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	241	Western Addition	265	Potrero-Bayshore	213	Western Addition	235	Northeast	96
2	W. Twin Peaks-Sunset	214	Inner Mission	211	Western Addition	129	Northeast	69	Western Addition	42
3	Inner Mission	190	Marina-Pac. Heights	154	Inner Mission	97	Marina-Pac. Heights	65	Downtown	28
4	Outer Richmond	155	Inner Richmond	126	Buena Vista-Twin Peaks	77	Inner Richmond	32	Bernal-Outer Mission	21
5	Potrero-Bayshore	153	Bernal-Outer Mission	126	Inner Richmond	56	So. of Market	22	Potrero-Bayshore	20
6	Inner Richmond	113	Outer Richmond	85	So. of Market	56	Outer Richmond	18	Outer Richmond	0
7	Western Addition	65	W. Twin Peaks-Sunset	83	Marina-Pac. Heights	53	Buena Vista-Twin Peaks	12	Inner Richmond	0
8	Buena Vista-Twin Peaks	54	Potrero-Bayshore	82	Northeast	49	Potrero-Bayshore	12	Marina-Pac. Heights	0
9	Marina-Pac. Heights	49	Northeast	76	Bernal Outer Mission	10	Inner Mission	11	Buena Vista-Twin Peaks	0
10	Northeast	33	Buena Vista-Twin Peaks	76	Outer Richmond	8	W. Twin Peaks-Sunset	0	Inner Mission	0
11	So. of Market	19	So. of Market	60	W. Twin Peaks-Sunset	6	Bernal-Outer Mission	0	W. Twin Peaks-Sunset	0
12	Downtown	3	Downtown	0	Downtown	0	Downtown	0	So. of Market	0
	Total	1,289		1,344		754		476		207



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

- 1 TO 199
- 200 TO 399
- 400 TO 599
- 600 TO 799

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA - PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA - TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS - SUNSET
10 POTRERO - BAYSHORE
11 SOUTH OF MARKET
12 BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 14

THE 1960 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units/Structure			
Map No.	Name	Single-Family	2-4	5 or more	Total*
1	Outer Richmond	8,222	5,428	2,586	16,236
2	Inner Richmond	4,319	5,864	3,524	13,707
3	Marina-Pacific Heights	3,275	5,814	13,686	22,775
4	Northeast	2,121	7,571	25,951	35,643
5	Downtown	200	131	27,619	27,950
6	Western Addition	2,568	7,586	14,870	25,024
7	Buena Vista-Twin Peaks	5,186	8,428	8,735	22,349
8	Inner Mission	7,937	12,050	10,340	30,327
9	West of Twin Peaks-Sunset	43,334	5,079	4,415	52,828
10	Potrero-Bayshore	9,296	5,613	5,136	20,045
11	South of Market	611	1,433	11,984	14,028
12	Bernal-Outer Mission	22,772	3,865	1,600	28,237

*Does not include 1,410 housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1967.

Northeast

This area is the most densely populated district, containing a number of the City's high-rise apartment buildings within its boundaries. In 1960, for example, 65 percent of the district's 37,000 housing units were contained in structures of five or more units. Only 5 percent, approximately 2,000 units, of the district's total stock consisted of single-family residences.

Net Change

The net increase in housing units in the Northeast District from 1960 through 1966 exceeded all other districts. Significantly, the housing supply in the area was augmented by 3,060 units of which 89 percent were contained in structures with twenty or more units. This increase is primarily the result of the Golden Gateway Redevelopment Project, which brought intensive residential construction on land formerly utilized for commercial purposes. Only in single-family structures was there a decrease in units, although this loss totaled only twenty units. At the other extreme, the net increase in structures with twenty or more units totaled 2,709. The remaining structure types showed only slight increases: two- to four-unit structures increased their supply by 69 units; five- to nine-unit structures by 142; and ten- to nineteen-unit structures by 160.

New Construction

A profile of residential housing construction since 1960 indicates multiple-unit structures continue to increase in this area. From 1960 to 1966, 3,383 housing units were built in the Northeast District. As sown in Table 10, this figure is 15 percent of the total city-wide housing construction and represents the largest number of units constructed in any single district. Of the total number of units constructed, 158, or 15 percent, were in structures with less than five units. Eighty-three percent of the units constructed were built in twenty or more units.

A considerable amount of the new construction in the Northeast District is the result of public action, since it incorporates the Golden Gateway Redevelopment Project area, which accounts for approximately one-third of the total construction in the district. (Ninety-five percent of the 1,144 units constructed in the Golden Gateway are contained in five high-rise apartment buildings.)

High-density residential construction in the Northeast District is a product of several factors: scarcity of vacant land, proximity to the Downtown area, and a topography affording views of the City and the Bay. These factors place a premium on available land parcels and necessitate high-density development. Because most of the district is zoned for high-density development, and because of the economics involved, high-rise development can be expected to continue to dominate construction in the district.

Demolition

Although the Northeast District experienced the largest increase in housing units as a result of new construction, demolition activity was not extensive. Considering the limited supply of vacant land in this area available for residential development, it may seem curious how so much residential construction could occur without more extensive demolition. One reasonable answer is that land utilized for nonresidential purposes is now being converted to residential uses. The Golden Gateway Development, for example, was built on land which had been largely unilized for produce marts and warehouses.

In total, 323 housing units were demolished in the district.* These units were distributed by structure type in the following manner: 33 (10 percent) in

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* Excluding nearly 1,200 rooms in transient hotels, according to data provided by the San Francisco Redevelopment Agency.

single-family buildings, 76 (24 percent) in two- to four-unit buildings, 49 (15 percent) in five- to nine-unit buildings, 69 (21 percent) in ten- to nineteen-unit buildings, and 96 (30 percent) in twenty- or more-unit buildings. The number of units lost by the demolition of twenty- or more-unit buildings is significant in that they account for almost one-half of all such demolition in the City.

Buena Vista-Twin Peaks

In 1960 this district was characterized primarily by single-family residences and low-density multiple dwellings. At that time about one-fourth of the area's housing units were single-family dwellings, and one-third were in structures of two to four units. The Buena Vista-Twin Peaks District was also one of the few areas in the City with an appreciable supply of vacant land for residential development.

Net Change

Housing resources in the Buena Vista-Twin Peaks District expanded by 2,750 units from 1960 to 1966. This growth occurred in all structure types, but the largest proportion of units was contained in buildings of ten to nineteen units. These units make up 1,175 of the total net increase in the district. Also of significance was the increase of 266 single-family units, since it represents the third largest increase in single-family units in the City. Other additions to the supply by structure type were as follows: 338 units in buildings of two to four units, 372 units in buildings of five to nine units, and 599 units in buildings of twenty or more units.

New Construction

Since 1960, this area has experienced considerable new construction, ranking second only to the Northeast District. Total residential construction

from 1960 to 1966 amounted to 2,969 housing units, or 13 percent of the city-wide construction. Of all new units in the Buena Vista-Twin Peaks District, 11 percent, or 320 units, were single-family residences; 14 percent, or 414 units, were in structures of two to four units; 15 percent, or 449, were in structures of five to nine units; 40 percent, or 1,187, were in structures of ten to nineteen units; and 20 percent, or 559, were in structures of twenty or more units. It is clear from these figures that the Buena Vista-Twin Peaks District is moving in the direction of higher residential density; that is, the number of units constructed per structure is increasing.

Demolition

Although this district has experienced sizable residential construction in recent years, demolition has been minimal. One of the reasons for this is because this area contained an ample supply of undeveloped land. It was unnecessary, therefore, to clear developed property in order to build. Only 219 housing units were removed from the district by demolition in the 1960-1966 period. Of this amount, units in single-family structures comprise 54 (25 percent); buildings of two to four units, 76 (35 percent); buildings of five to nine units, 77 (35 percent); and buildings of ten or more units, 12, (5 percent).

West of Twin Peaks-Sunset

At the time of the Census, this area had a housing inventory of approximately 54,500 units, of which 44,000, or 81 percent, were single-family residences. The district's supply of single-family homes amount to about 40 percent of the total City's stock of such homes.

Net Change

Largely as a result of low-rise residential development, the housing supply in this district grew by 2,585 units. The net increase in single-family residences

was the second highest in the City, totaling 799 units. This district also had the second highest number of units added in structures of two to four, and five to nine units, which increased by 329 and 670 units, respectively. In structures of ten to nineteen units, 545 units were added to the supply. The smallest net gain in units in this district occurred in buildings of twenty units or more, showing only an additional 242 units.

New Construction

In terms of numbers of new units constructed since 1960, the West of Twin Peaks-Sunset ranked third among the City's twelve districts. New construction numbered 2,888 housing units, or 12.5 percent of the total City construction. Of the total units built in this district since 1960, 1,013 (35 percent) were single-family dwellings; 412 (14 percent) were in structures of two to four units; 676 (23 percent) were in structures of five to nine units; 545 (19 percent) were in structures of ten to nineteen units; and 242 (nine percent) were in structures of twenty or more units.

The dominance of single-family dwelling construction in this area is substantiated by the fact that almost one-third of the city-wide construction of single-family residences were built in this district.

Demolition

As an area of extensive single-family residential development, it is not surprising to find that more than 70 percent of the demolition in the district consisted of single-family residences. In exact numbers, 214 of the 303 units demolished were single-family homes. This represents the second largest number of single-family units demolished in any single district in the City. At the same time, there were no units removed in structures with ten or more units, and only one building removed with five to nine units. The remaining 83 units, 27 percent of the total, were removed from structures of two to four units.

Bernal-Outer Mission

The Bernal-Outer Mission District is similar to the West of Twin Peaks-Sunset District in the composition of its housing stock. Of the district's total inventory of 28,000 housing units in 1960, 20,000 (71 percent) were single-family dwellings, while only 2,500 (nine percent) were units in structures of five or more.

Net Change

The enlargement of the housing stock in the Bernal-Outer Mission District can be attributed chiefly to heavy single-family development. In this one district, the net increase in single-family units was more than half of the City's total. Specifically, of the 2,407 net increase in units, 1,090 were contained in single-family structures. Two- to four-unit structures accounted for a gain of 303 units, five- to nine-unit structures for 242 units, ten- to nineteen-unit structures for 171 units, and twenty- or more-unit structures for 601 units.

New Construction

Records of new construction since 1960 indicate that the Bernal-Outer Mission District was ranked the highest in the City in single-family construction from 1960 to 1966, and the second highest in the construction of structures containing two to four units. More than one-third of the total City construction of single-family residences occurred within the boundaries of this district. More exactly, of the 2,805 housing units constructed from 1960 to 1966, 1,331, or 48 percent, were in single-family structures; 429, or 15 percent, were in two- to four-unit structures; 252, or 9 percent, were in five- to nine-unit structures; 171, or 6 percent, were in ten- to nineteen-unit structures; and 622, or 22 percent, were in twenty- or more-unit structures. (Of the 622 units in the last structure category, 573 were contained in a single residential development -- the Geneva Towers.)

Demolition

Residential demolition is especially noteworthy in this district because of its concentration in low-density structures. Ninety-two percent of the 398 units demolished in the Bernal-Outer Mission area were contained in structures of four units or less. Moreover, 241 (61 percent) of these units were single-family residences. This represents about one-fifth of the total single-family residences demolished in the City, and is the largest number of such units demolished in any one district. Some of the single-family demolition is probably related to speculation in the construction of low-density apartment buildings.

Inner Mission

Net Change

Increase in the housing inventory in the Inner Mission occurred in all structure types. From 1960 through 1966, 2,054 units were added to the supply. During this period, the Inner Mission was one of only five districts in the City which increased in single-family units with a net gain of 220 units. Two- to four-unit structures added another 245 units, but the most significant increases occurred in structures with more than five units. These structures account for about three-fourths of the units added to the stock. In brief, five- to nine-unit buildings increased the supply by 570 units; ten- to nineteen-unit buildings by 506 units; and twenty- or more-unit buildings by 513 units.

New Construction

This district in 1960 was characterized by a mixture of structure types of varying densities. Construction in the Inner Mission since that time follows a corresponding pattern. A total of 2,563 housing units were constructed from 1960-1966 in the Inner Mission. These units were distributed by structure types

as follows: 16 percent, or 410 units, were built in single-family structures; 18 percent, or 456 units, in two- to four-unit structures; 26 percent, or 667 units, in five- to nine-unit structures; 20 percent, or 517 units, in ten- to nineteen-unit structures; and 20 percent, or 513 units, in twenty- or more-unit structures. While growth in this area is occurring in all housing types, one can predict on the basis of city-wide trends in construction that multiple- unit development will increase at a greater rate in coming years.

Demolition

The Inner Mission experienced the second largest decrease in housing units from 1960-1966 as a result of demolition. Of the total 4,070 housing units removed from the stock in San Francisco, 509 units, or 12.5 percent, were located here. By structure type, these units were demolished as indicated: 190 (37 percent) in single-family structures, 211 (41 percent) in two- to four-unit structures, 97 (19 percent) in five- to nine-unit structures, and 11 (3 percent) in one ten- to nineteen-unit structure. These data indicate a concentration of demolition in structures with fewer than four units. Units in these structures account for 78 percent of the demolition in the Inner Mission in contrast to 34 percent of the new construction.

Outer Richmond

Net Change

A pattern of replacing single-family structures with multiple-unit structures is evident in the growth of the Outer Richmond District. In the six years encompassed by this study, the net increase in the Outer Richmond's housing stock was 1,569 units; yet, during the same period, single-family units decreased by 132 units. This net loss of single-family units was the largest of all districts

in the City. Simultaneously, the increase in units in all other structure types indicates the transition to multiple dwellings. Structures of two to four units increased by 192 units, but the largest net gain occurred in buildings of five to nine units which increased by 772 units. Other additions to the supply include 569 units in buildings of ten to nineteen units and 168 units in buildings of twenty or more units.

New Construction

Although the volume of construction occurring in the Outer Richmond District from 1960 to 1966 was minor, the kind of structures which were being built indicate further the transition occurring in the housing supply. In 1960 the district had an inventory of approximately 16,500 housing units, of which 46 percent were in single-family dwellings and 33 percent in two- to four-unit structures. Since 1960, 1,835 housing units were constructed in the district, of which only 23 (1 percent) were in single-family dwellings and 277 (15 percent) in two- to four-unit structures. The remaining 84 percent of the newly constructed units were contained in structures of five or more units. Of all new construction, 42 percent, or 780 units, were built in structures of five to nine units (this is the largest number of such units built in any one district in the City); 32 percent of the total, or 587 units, were built in structures of ten to nineteen units; and 9 percent, or 168 units, were built in structures of twenty or more units.

Demolition

The transition to higher density residential development in the Outer Richmond is also illustrated by comparing the trends in new construction with the trends in demolition. During the years from 1960-1966, almost 85 percent of the units constructed were built in structures of five or more units. In the same period, 90 percent of the units demolished were embodied in buildings with four

or less units. The volume of construction was, of course, much larger than the volume of demolition. Only 266 housing units were demolished in the six years under study. These units were contained in the following building types: 155 units in single-family structures, 85 units in two- to four-unit structures, 8 units in one five- to nine-unit structure, and 18 units in one ten- to nineteen-unit structure. There were no buildings of twenty or more units demolished in the district.

Western Addition

Net Change

The Western Addition A-1 Redevelopment Project produced intensive, high-density residential development as substantiated by the fact that about 90 percent of the net increase in housing units from 1960 to 1966 were contained in structures of twenty or more units. At the same time, units in single-family and two- to four-unit structures decreased by 58 and 200 units, respectively. Of the 1,404 total net increase in housing units, 72 were in five- to nine-unit buildings, and 227 in ten- to nineteen-unit buildings. The remaining 1,363 units were all in structures of twenty units or more.

New Construction

There were 2,139 new units constructed in the Western Addition from 1960 to 1966. Of this total, only seven units were contained in single-family structures. Sixty-five units were built in structures of two to four units, and 200 units were built in structures of five to nine units. Units in all three of the above structure types account for 12 percent of the total construction in the district. In contrast, 22 percent, or 462 of the total units constructed in the district, were contained in structures of ten to nineteen units; and 66 percent, 1,405 units, in structures of twenty or more units.

Demolition

Almost one-fifth of the total demolition in San Francisco from 1960-1966 occurred within the Western Addition. Although the major portion of the demolition for the Western Addition Area-I Redevelopment Project took place before 1960, there were still a number of units within the project area remaining to be demolished in the time interval covered by this study.

In all, 735 housing units in 207 structures were demolished between 1960 and 1966. Of the total units demolished, 9 percent (65) were single-family units; 36 percent (265) were units in structures of two to four units; 17 percent (129) were units in structures of five to nine units; 32 percent (235) were units in structures of ten to nineteen units; and 6 percent (42) were units in structures of twenty or more units. These figures, in conjunction with the data on new construction, indicate the extensive changes which have occurred in the Western Addition. While 94 percent of the units demolished were contained in structures with less than twenty units, 66 percent of the new units constructed were built in structures with twenty or more units.

Marina-Pacific-Heights

Net Change

The trend in the private housing market toward investment in multiple-unit development is evident in the changes taking place in the Marina-Pacific Heights District. The combination of new construction, demolition, and conversion since 1960 has resulted in decreases in structures with four units or less and increases in structures with five or more units. Decreases totaled 133 housing units, of which 35 were single-family residences; two- to four-unit structures decreased by 98 units. Structures of five or more units, on the other hand, increased their

supply by 1,507 units. Five- to nine-unit buildings account for 304 of these units; ten- to nineteen-unit buildings for 558; and twenty- or more-unit buildings for 645.

New Construction

The Marina-Pacific Heights District added 1,695 units to its stock by construction from 1960 through 1966. At the time of the Census, this district contained about 22,500 housing units, of which only about one-tenth were single-family residences. Since 1960, single-family construction accounted for a little over 1 percent of the total district construction. Ninety-six percent of the newly constructed units were contained in structures with five or more units. To those familiar with the district, the reasons for the concentration of construction in multiple units are obvious. First, the district is already intensely developed and has little vacant land. Second, this area, in terms of housing quality and natural amenities, is one of the most desirable and expensive districts in the City. These factors make residential construction economically unrewarding unless enough units are built to justify property costs.

Demolition

Demolitions are concentrated in buildings with less than five units in the Marina-Pacific Heights District. Sixty-three percent of the 321 units demolished consisted of units in these buildings. Fifteen percent (49) of the total were single-family homes. Of the remaining units, 17 percent (53) were located in five- to nine-unit buildings and 20 percent (65) in ten- to nineteen-unit buildings. There were no units demolished in structures with 20 or more units.

Potrero-Bayshore

The Potrero-Bayshore District is characterized by a variety of uses. Commercial, industrial, and other nonresidential concerns occupy large portions of the district, and sizable sections of the land are under public ownership. A sizable portion of the district is utilized for public housing. These factors appear to have inhibited private development in the district.

Net Change

Because of heavy demolition, the net increase in housing supply in the Potrero-Bayshore District amounted to only 827 units. Even though increases in the housing stock have been limited, they, nevertheless, occurred in all structure types. Single-family dwellings increased by 65 units when most other districts in the City were losing such units. Increases in multiple-unit buildings were distributed by structure type as indicated: in buildings with two to four units, a net gain of 172 units; in buildings with five to nine units, a net gain of 118 units; in buildings with ten to nineteen units, a gain of 356 units; and in buildings with twenty or more units, a gain of 116 units. Public housing construction was responsible for adding 354 of the units in multiple structures.

New Construction

New construction totaled 1,308 units from 1960, an average of about 200 units per year. This increase by structure type is as follows: 218 units (17 percent) in single-family structures; 254 units (20 percent) in two- to four-unit structures; 332 units (25 percent) in five- to nine-unit structures; 368 units (28 percent) in ten- to nineteen-unit structures; and 136 units (10 percent) in twenty- or more-unit structures.

Demolition

Demolition in the Potrero-Bayshore totaled 481 housing units, or 11.3 percent of the units removed in the City. A sizable part of the demolition is the result of the phasing out of the temporary public housing projects in Hunters Point. This program is scheduled to continue until 1970, at which time all temporary dwellings are to be removed.

Demolition of single-family structures accounted for 32 percent (153) of the unit loss. Units demolished in two- to four-unit structures were about half the single-family total, amounting to 82, or 17 percent. The largest proportion of units removed from the district's stock was contained in structures of five to nine units. Such structures contained 44 percent (213) of the units demolished since 1960. This is directly attributable to the demolition of the temporary public housing structures as they are primarily eight-unit buildings. Of the remaining 7 percent of the units removed in the district between 1960 and 1966, 3 percent (12) were in buildings of ten to nineteen units, and 4 percent (20) in buildings of twenty or more units.

Two redevelopment projects and a comprehensive planning study are currently under way in the Potrero-Bayshore District. These projects can be expected to introduce important physical improvements and to encourage further privately sponsored residential construction.

Inner Richmond

The Inner Richmond is an established residential area consisting of a variety of housing types. Its 1960 inventory consisted of 4,500 units in single-family dwellings, 6,500 units in structures of two to four units, and 3,000 units in structures of five or more units. Housing construction from 1960 to 1966 added 1,121 new units to this supply, primarily in structures of five or more units.

Net Change

Investments in low-rise apartment buildings underlie the changes in the composition of the housing stock in the Inner Richmond. Numerically, the changes in this district are not significant if compared with the other districts. Of importance, however, is the direction of change in the Inner Richmond. Like several of the districts in the City, such as Marina-Pacific Heights, Northeast, and Outer Richmond, single-family and two- to four-unit structures are decreasing in number and are being replaced with multiple structures of five or more units. The most significant additions are being made in buildings of five to nine units. These units accounted for 584 of the total net increase of 794 units in the Inner Richmond. Smaller increases of 339 and 44 units, respectively, were made in buildings of ten to nineteen and twenty or more units. During the same period single-family units decreased by 102 units, the second largest decrease in the City, while units in buildings of two to four units decreased by 71 units.

New Construction and Demolition

From 1960-1966, construction added 1,121 units while demolitions removed 327 units in the Inner Richmond. Following the general trend in San Francisco, these units demolished were primarily contained in structures of four units or less. Units constructed, by comparison, were built largely in structures with five or more units. To illustrate, demolition in the Inner Richmond removed 113 single-family units from 1960-1966; yet during the same time, only 11 new single-family units were constructed. In two- to four-unit buildings, 126 units were demolished and 55 constructed. In contrast, only 56 units in structures of five to nine units were demolished, while 640 units were constructed; and in structures of ten or more units, only 32 units were demolished compared with 415 constructed.

Downtown

Net Change

Residential construction and demolition has had little effect on the housing supply in the Downtown District. There is evidence that land values in this area tend to limit residential development. The net increase in the housing stock from 1960 through 1966 totaled 399 units. This increase was contained entirely in structures with twenty or more units.

New Construction

Through the end of 1966 only three residential structures with 430 units were built in the Downtown, of which 362 were contained in one development -- the Eichler Central Towers. (These figures exclude the Fox Plaza development, which was not yet certified at the end of 1966.) The value of property in the Downtown District for commercial development may mean residential construction in this area will diminish even further.

Demolition

Although the Downtown area is the site of extensive nonresidential construction and demolition activity, residential demolition is negligible. In the six-year interval encompassed by this study, only four residential structures containing 31 housing units were demolished. Three of these units consisted of single-family units, while the remaining 28 units were all contained in one structure.

South of Market

Net Change

Physically blighted and containing a myriad of social problems, the South of Market District experienced no new residential construction from 1960 through

1966. Mixed industrial, commercial, and residential uses have reduced the desirability of this area for private residential development, even though it offers the advantages of a centralized location.

In 1960, 86 percent of the district's 14,000 housing units consisted of units in structures of five or more units, primarily hotels and rooming houses. Of the remaining 14 percent, four percent (600) were single-family units and 10 percent (1,300) were in structures of two to four units. A number of these units were contained in structures of mixed commercial and residential use.

Demolition

As the only district in the City without any residential construction, the changes which have occurred in the South of Market housing supply are all the result of demolition. Hence, this is the only district in the City which showed a decrease in total housing resources for 1960 through 1966. All together 157 units were removed from the stock, distributed by structure type as follows: 19 units in single-family buildings, 60 units in two- to four-unit buildings, 56 units in five- to nine-unit buildings, and 22 units in ten- to nineteen-unit buildings. Redevelopment and construction of the Bay Area Rapid Transit may result in even further decreases in the housing supply south of Market Street because of the increased value of the property for commercial purposes. The Department of City Planning hopes to conduct an extensive study of the district with the intent of dealing with the complex issues of the district's development.

TABLE 15

THE 1966 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units Structure			
Map No.	Name	Single-Family	2-4	5 or more	Total*
1	Outer Richmond	8,090	5,620	4,095	17,805
2	Inner Richmond	4,217	5,793	4,491	14,501
3	Marina-Pacific Heights	3,240	5,716	15,193	24,149
4	Northeast	2,101	7,640	28,962	38,703
5	Downtown	197	131	28,021	28,349
6	Western Addition	2,510	7,386	16,532	26,428
7	Buena Vista-Twin Peaks	5,452	8,766	10,881	25,099
8	Inner Mission	8,157	12,295	11,929	32,381
9	West of Twin Peaks-Sunset	44,133	5,408	5,872	55,413
10	Potrero-Bayshore	9,361	5,785	5,726	20,872
11	South of Market	592	1,373	11,906	13,871
12	Bernal-Outer Mission	23,862	4,168	2,614	30,644

* Does not include housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1967.

CONCLUSIONS AND IMPLICATIONS

CONCLUSIONS AND IMPLICATIONS

In summary, San Francisco experienced a net increase of 19,066 housing units in 3,477 structures from 1960 to 1966. This increase is the result of the construction of 23,136 new units and the demolition of 4,070 units during the six-year period. It was found that conversions, or changes to existing units, do not have an appreciable effect on the quantity of units in the housing inventory.

Knowledge of changes in the housing supply has important implications for housing policy decisions. The relevance of reliable housing data can be illustrated by examining some current housing policy issues in light of the information presented in the foregoing pages.

The San Francisco Community Renewal Program recommends that "To meet the long-range needs of middle and upper income groups and to eliminate current housing deficiencies, the private building industry should increase the rate of new private construction to about 3,400 units per year or a total of 20,400 units in six years." (The rate of construction between 1950 and 1960 averaged about 2,500 units per year.) It was also recommended that one-fourth of the new construction, or 4,350 units, be comprised of publicly subsidized 221(d)3 housing, and an additional 4,250 units of public housing, or other subsidized units, be built to meet the needs of low-income groups.

To what extent are the needs estimated in the CRP report being met? From the information presented earlier, we now know that in the six years from 1960 through 1966, approximately 23,100 new units were constructed, or an average rate of construction of 3,850 units per year, substantially above that which was called for. These figures include about 1,300 units of public housing and 300 units of 221(d)3 housing. If the publicly subsidized units are subtracted from the total,

private construction amounted to around 21,500 units from 1960-1966, or about 3,600 units per year. Comparison of these figures with the estimated need for private construction shows the needs of middle- and upper-income groups were exceeded by a total of 1,100 units over the six-year period.

Consideration of the extent to which construction of publicly subsidized units in meeting the needs of low-income groups reveals serious deficiencies in current efforts to fill these needs. The Community Renewal Program report indicated a need for 4,350 units of 221(d)3 housing and 4,250 units of public housing. Yet since 1960, only 331 units of 221(d)3 housing and 1,277 units of public housing have been built. Hence, the gap between the supply of publicly subsidized units and the projected need for such units amounts to a deficiency of 6,992 units (4,019 221(d)3 units and 2,973 public housing units). Given the fact that there were 45,000 households living in substandard housing in 1960, many of whom were members of minority groups and families with children,* the 1,600 publicly subsidized constructed units fall short of the need. In addition, it is clear that the housing needs of low-income groups in San Francisco cannot be met by the supply of units in the private market. The 1966 Vacancy Survey, conducted by the Bay Area Council in collaboration with the Department of City Planning, shows that in buildings with four or more units the mean rent amounted to slightly more than $95 a month, an amount beyond the reach of most low-income families. Because there are many individuals and families in San Francisco who do not qualify for existing public programs, the deficiency of low-income units in the private market presents a serious problem.

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*Minority Group Housing Problems, Department of City Planning, March 1967, p.6

This study of changes to the housing inventory makes possible at least a partial assessment of the role of urban renewal in its efforts to upgrade and remove substandard units in the City's housing supply. It would appear to be considerable, for nearly 3,000 units have been constructed as a result of public action in redevelopment areas. These units, consisting of 221(d)3 housing and private housing built in redevelopment areas, comprise 13 percent of the total construction in San Francisco. In other workds, nearly one-sixth of the additions to the housing supply have come via renewal. It is probably fair to say that most of this increase would not have otherwise happened. At the same time about 2,000 units, largely substandard hotel rooms, have been removed in renewal areas since 1960. Combining the units added with those removed, there was a net increase of approximately 1,000 units as a result of redevelopment. This amounts to more than 5 percent of the City's net increase in units from 1960-1966. In addition, there is promise of significant net increases to the housing supply, especially in moderate- and low-income units, in the Western Addition and Hunters Point renewal areas, where the need for such units is evident. This is especially important in view of the city-wide record to date in providing these kinds of units.

Improvements to the condition of the housing stock are also made by public code enforcement actions. Within the last fiscal year, the Department of Public Works reported that more than 12,500 units, about 4 percent of the 1966 inventory, have been brought into compliance with the building code by means of code enforcement.

The information presented in this paper represents the effort of the Department of City Planning to fill some of the serious gaps in housing data in San Francisco. Ultimately, the usefulness of this information for a number

of purposes requires that it be expanded and kept current in light of the continual changes occurring in the private housing market and in public housing policies and programs. Regular analysis of this information will provide a more knowledgeable framework within which the problems of housing in San Francisco may be viewed.

APPENDIX

TABLE A
SAN FRANCISCO
NEW CONSTRUCTION BY DISTRICT, CENSUS TRACT, AND STRUCTURE TYPE
April 1, 1960 to December 31, 1966

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3360	3360	513	1026	83	249	322	1288	689	4544	387	5060	131	7609	5485	23,136
Outer Richmond	23	23	42	84	3	9	46	184	124	780	45	587	7	168	290	1,835
E-1	10	10	0	0	0	0	0	0	4	26	0	0	0	0	14	36
2	3	3	2	4	0	0	10	40	27	165	15	191	2	45	59	448
3	1	1	3	6	0	0	16	64	38	228	12	168	0	0	70	467
G-1	1	1	0	0	0	0	6	24	6	35	2	22	2	48	17	130
2	2	2	1	2	0	0	7	28	22	142	2	24	2	51	36	249
3	2	2	21	42	0	0	5	20	9	68	6	70	0	0	43	202
4	4	4	15	30	3	9	2	8	18	116	8	112	1	24	51	303
Inner Richmond	11	11	5	10	3	9	9	36	99	640	28	371	2	44	157	1,121
B-8	6	6	0	0	1	3	0	0	1	7	2	28	0	0	10	44
D-1	0	0	0	0	0	0	3	12	17	109	3	37	1	24	24	182
2	0	0	0	0	0	0	2	8	30	183	8	109	0	0	40	300
H-1	1	1	0	0	0	0	2	8	18	116	3	41	1	20	25	186
2	0	0	0	0	0	0	0	0	17	117	3	45	0	0	20	162
J-4	2	2	2	4	2	6	1	4	7	51	3	33	0	0	17	100
5A	2	2	3	6	0	0	1	4	9	57	6	78	0	0	21	147
Marina-Pacific Heights	14	14	10	20	4	12	6	24	49	357	47	623	15	645	145	1,695
B-1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	1	1	5	10	2	6	0	0	3	20	5	69	2	45	18	151
4	0	0	3	6	0	0	1	4	14	107	5	65	1	24	24	206
5	1	1	0	0	2	6	2	8	6	44	7	94	2	45	20	198
6	3	3	0	0	0	0	0	0	4	28	10	129	6	371	23	531
7	6	6	0	0	0	0	0	0	4	31	4	56	2	41	16	134
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	13	13	47	94	9	27	6	24	30	191	17	229	25	2805	147	3,383
A-1	4	4	0	0	0	0	0	0	2	13	1	12	2	90	9	119
2	1	1	4	8	1	3	1	4	5	32	1	12	3	343	16	403
3	0	0	5	10	0	0	1	4	3	16	0	0	3	156	12	186
4	1	1	4	8	2	6	1	4	4	28	4	55	1	90	17	192
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	0	0	2	6	0	0	4	25	0	0	2	96	10	129
8	0	0	1	2	2	6	1	4	4	25	2	26	1	36	11	99
9	1	1	1	2	0	0	0	0	0	0	3	41	1	27	6	71
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	1	3	0	0	3	16	0	0	3	294	10	317
12	0	0	0	0	0	0	0	0	0	0	0	0	2	351	2	351
13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1086	36	1,146
Downtown	0	0	0	0	0	0	0	0	0	0	0	0	3	430	3	430
A17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	1	362	1	362

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Western Addition	7	7	4	8	3	9	12	48	28	200	34	462	28	1405	116	2,139
J-1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	0	0	3	23	4	55	3	99	10	177
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
5-B	2	2	1	2	3	9	6	24	10	64	6	70	0	0	28	171
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	0	0	2	12	1	15	5	167	12	200
8	1	1	0	0	0	0	0	0	1	7	13	174	8	333	23	515
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
Twin Peaks-Buena Vista	320	320	93	186	16	48	45	180	66	449	89	1187	15	599	644	2,969
J-15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	11	174	3	75	24	312
18	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
19	4	4	50	100	2	6	1	4	4	30	4	67	3	99	68	310
20	1	1	10	20	1	3	4	16	5	37	2	24	1	21	24	122
N-4	16	16	18	36	13	39	19	76	26	175	52	677	4	119	148	1,138
O-1	299	299	12	24	0	0	17	68	10	67	14	174	4	285	356	917

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	410	410	74	148	12	36	68	272	101	667	40	517	18	513	723	2,563
N-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	1	2	0	0	3	12	4	28	2	22	1	42	11	106
3	2	2	0	0	0	0	2	8	8	54	0	0	2	63	14	127
5-A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5-B	2	2	11	22	0	0	2	8	9	63	3	38	3	87	30	220
6	12	12	6	12	3	9	2	8	9	57	4	53	1	30	37	181
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	12	48	7	44	3	42	4	91	45	258
13	260	260	15	30	1	3	6	24	5	31	9	116	0	0	296	464
14	3	3	2	4	1	3	15	60	16	106	7	77	0	0	44	253
15	106	106	16	32	2	6	7	28	2	11	1	10	0	0	134	193
W. of Twin Peaks-Sunset	1013	1013	88	176	12	36	50	200	105	676	41	545	10	242	1319	2,888
O-2	2	2	1	2	2	6	9	36	41	250	15	202	2	57	72	555
3	164	164	30	60	1	3	8	32	5	37	5	62	1	24	214	382
4	45	45	1	2	0	0	0	0	0	0	0	0	0	0	46	47
5-A	378	378	1	2	0	0	0	0	0	0	0	0	0	0	379	380
5-B	82	82	4	8	3	9	5	20	3	17	4	60	2	44	103	240
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
8-A	92	92	2	4	0	0	1	4	1	6	1	16	0	0	97	122
8-B	97	97	4	8	1	3	0	0	2	14	1	12	0	0	105	134
9	60	60	5	10	1	3	1	4	3	21	0	0	0	0	70	98
P-1	4	4	3	6	2	6	7	28	15	103	4	46	1	27	36	220
2	9	9	0	0	0	0	1	4	2	14	3	35	0	0	15	62
3-A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3-B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q-1A	23	23	27	54	1	3	15	60	27	179	6	77	1	24	100	420
1B	22	22	10	20	1	3	1	4	6	35	1	18	3	66	44	168

Apr 1 1966 to Dec 31, 1966

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	218	218	50	100	6	18	34	136	49	332	32	368	5	136	394	1,308
L-1	9	9	27	54	4	12	13	52	14	97	2	29	1	30	70	283
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	86	86	8	16	0	0	8	32	1	6	2	20	0	0	105	160
5-A	51	51	8	16	0	0	2	8	3	18	6	72	0	0	70	165
5-B	71	71	0	0	0	0	0	0	23	156	19	206	0	0	113	433
South of Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bernal-Outer Mission	1331	1331	100	200	15	45	46	184	38	252	14	171	3	622	1547	2,805
M-1	80	80	14	28	3	9	6	24	2	16	0	0	0	0	105	157
2	47	47	9	18	1	3	1	4	3	19	0	0	0	0	61	91
3	4	4	10	20	0	0	4	16	2	14	2	30	0	0	22	84
4	57	57	21	42	0	0	6	24	5	27	3	30	0	0	92	180
5-A	46	46	0	0	0	0	0	0	1	6	0	0	0	0	47	52
5-B	63	63	12	24	2	6	1	4	6	46	0	0	0	0	84	143
6	133	133	3	6	3	9	6	24	3	18	0	0	0	0	148	190
7	14	14	4	8	2	6	2	8	3	16	0	0	0	0	25	52
8	49	49	9	18	1	3	6	24	5	34	2	24	2	49	74	201
9	260	260	3	6	0	0	1	4	3	23	2	30	0	0	269	323
10	160	160	3	6	0	0	10	40	1	6	1	10	0	0	175	222
11	418	418	12	24	3	9	3	12	4	27	4	47	1	573	445	1,110

Source: San Francisco Department of City Planning

[illegible]

TABLE B
SAN FRANCISCO
DEMOLITION BY DISTRICT, CENSUS TRACT AND STRUCTURE TYPE

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1289	1289	388	776	116	348	55	220	113	754	37	476	8	207	2007	4070
Outer Richmond	155	155	17	34	9	27	6	24	1	8	1	18	0	0	189	266
E1	3	3	1	2	0	0	1	4	0	0	0	0	0	0	5	9
2	33	33	5	10	0	0	0	0	0	0	0	0	0	0	38	43
3	47	47	7	14	6	18	3	12	1	8	0	0	0	0	64	99
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	16	16	0	0	1	3	0	0	0	0	0	0	0	0	17	19
2	19	19	2	4	0	0	1	4	0	0	0	0	0	0	22	27
3	14	14	0	0	0	0	1	4	0	0	1	18	0	0	16	36
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
Inner Richmond	113	113	38	76	14	42	2	8	10	56	3	32	0	0	180	327
B8	5	5	5	10	0	0	0	0	1	6	1	12	0	0	12	33
D1	14	14	10	20	3	9	0	0	2	11	0	0	0	0	29	54
2	27	27	10	20	1	3	0	0	1	6	0	0	0	0	39	56
H1	21	21	0	0	4	12	1	4	3	16	0	0	0	0	29	53
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38
J4	13	13	6	12	1	3	0	0	0	0	0	0	0	0	21	28
5A	14	14	3	6	3	9	1	4	2	12	2	20	0	0	24	65
Marina-Pacific Heights	49	49	41	82	16	48	6	24	8	53	5	65	0	0	125	321
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	4	4	7	14	0	0	1	4	1	5	0	0	0	0	13	27
4	6	6	5	10	4	12	0	0	0	0	1	12	0	0	16	40
5	9	9	8	16	0	0	0	0	1	5	0	0	0	0	18	30
6	6	6	2	4	3	9	0	0	1	8	2	21	0	0	14	48
7	9	9	1	2	0	0	1	4	2	13	2	32	0	0	15	60
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77

Table B - continued
Demolition

District and Census Tract	Units per structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	33	33	23	46	6	18	3	12	8	49	5	69	4	96	82	323
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	7	7	4	8	0	0	0	0	0	0	0	0	0	0	11	15
3	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
4	9	9	4	8	2	6	1	4	2	11	0	0	0	0	18	38
5	1	1	1	2	0	0	1	4	0	0	0	0	0	0	3	7
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	4	4	3	6	0	0	0	0	0	0	0	0	0	0	7	10
8	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
9	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Downtown	3	3	0	0	0	0	0	0	0	0	0	0	1	28	4	31
A17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28

Table B - continued
Demolition

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5 - 9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Western Addition	65	65	57	114	29	87	16	64	20	12[illegible]	18	235	1	42	207	73[illegible]
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	10	10	7	14	7	21	3	12	2	13	0	0	0	0	29	70
3	6	6	5	10	1	3	1	4	0	0	0	0	0	0	13	23
5B	11	11	3	6	0	0	1	4	0	0	2	25	0	0	17	46
6	7	7	7	14	4	12	2	8	1	9	2	23	0	0	23	73
7	6	6	8	16	4	12	2	8	2	13	2	24	0	0	24	79
8	4	4	10	20	6	18	3	12	4	23	8	101	1	42	36	220
9	2	2	1	2	0	0	1	4	3	20	0	0	0	0	7	28
10	3	3	4	8	1	3	2	8	2	13	1	11	0	0	13	46
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	0	0	1	2	1	3	0	0	1	5	0	0	0	0	3	10
13	4	4	1	2	0	0	0	0	2	12	0	0	0	0	7	18
14	7	7	5	10	2	6	0	0	0	0	0	0	0	0	14	23
Twin Peaks-Buena Vista	54	54	24	48	4	12	4	16	10	77	1	12	0	0	97	219
J15	0	0	1	2	0	0	0	0	4	33	0	0	0	0	5	35
16	1	1	1	2	3	9	0	0	2	13	0	0	0	0	7	25
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	3	3	2	4	0	0	0	0	3	23	1	12	0	0	9	42
19	8	8	2	4	0	0	0	0	0	0	0	0	0	0	10	12
20	6	6	1	2	0	0	1	4	1	8	0	0	0	0	9	20
N4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
O1	16	16	9	18	0	0	0	0	0	0	0	0	0	0	25	34

[illegible]

Table B - continued
Demolition

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5 - 9		10 - 19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	190	190	67	134	15	45	8	32	17	97	1	11	0	0	298	509
N1	6	6	4	8	3	9	2	8	5	29	0	0	0	0	19	60
2	2	2	3	6	1	3	0	0	1	6	0	0	0	0	7	17
3	5	5	3	6	0	0	0	0	1	7	0	0	0	0	9	18
5A	6	6	3	6	1	3	2	8	1	5	0	0	0	0	13	28
5B	10	10	2	4	1	3	0	0	0	0	0	0	0	0	13	17
6	7	7	5	10	1	3	2	8	0	0	0	0	0	0	15	28
7	6	6	3	6	1	3	0	0	0	0	0	0	0	0	10	15
8	4	4	4	8	0	0	0	0	1	5	1	11	0	0	10	28
9	9	9	17	34	2	6	0	0	3	17	0	0	0	0	31	66
10	9	9	7	14	2	6	1	4	4	24	0	0	0	0	23	57
11	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
12	19	19	3	6	1	3	0	0	0	0	0	0	0	0	23	28
13	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
14	24	24	7	14	2	6	0	0	1	5	0	0	0	0	34	49
15	63	63	6	12	0	0	1	4	0	0	0	0	0	0	70	79
West of Twin Peaks-Sunset	214	214	27	54	7	21	2	8	1	6	0	0	0	0	250	303
02	49	49	11	22	4	12	0	0	0	0	0	0	0	0	64	83
3	30	30	1	2	0	0	0	0	0	0	0	0	0	0	31	32
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	14	14	1	2	0	0	0	0	0	0	0	0	0	0	15	16
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
8B	27	27	1	2	0	0	0	0	0	0	0	0	0	0	28	29
9	38	38	4	8	1	3	0	0	0	0	0	0	0	0	42	49
P1	9	9	2	4	0	0	0	0	1	6	0	0	0	0	12	19
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	26	26	7	14	2	6	1	4	0	0	0	0	0	0	36	50
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

1960 - 1966

Table B - continued
Demolition

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5 - 9		10 - 19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	153	153	33	66	4	12	1	4	28	214	1	12	1	20	222	481
L1	43	43	10	20	1	3	0	0	1	7	0	0	1	20	56	93
2	22	22	9	18	1	3	0	0	3	18	1	12	0	0	36	73
3	9	9	5	10	2	6	1	4	1	5	0	0	0	0	18	34
4	39	39	5	10	0	0	0	0	0	0	0	0	0	0	44	49
5A	31	31	4	8	0	0	0	0	3	24	0	0	0	0	38	63
5B	9	9	0	0	0	0	0	0	20	160	0	0	0	0	29	169
South of Market	19	19	15	30	6	18	3	12	9	56	2	22	0	0	54	157
K1	3	3	1	2	1	3	1	4	0	0	0	0	0	0	6	12
2	0	0	4	8	1	3	0	0	2	14	0	0	0	0	7	25
3	2	2	1	2	2	6	1	4	1	6	1	10	0	0	8	30
4	6	6	6	12	0	0	0	0	1	6	0	0	0	0	13	24
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	8	8	3	6	2	6	1	4	5	30	1	12	0	0	20	66
Bernal-Outer Mission	241	241	46	92	6	18	4	16	2	10	0	0	1	21	300	398
M1	10	10	1	2	0	0	0	0	0	0	0	0	0	0	11	12
2	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
3	5	5	18	36	1	3	0	0	1	5	0	0	0	0	25	49
4	17	17	5	10	0	0	0	0	0	0	0	0	0	0	22	27
5A	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
5B	35	35	7	14	1	3	0	0	0	0	0	0	0	0	43	52
6	24	24	2	4	2	6	0	0	0	0	0	0	0	0	28	34
7	27	27	5	10	1	3	1	4	0	0	0	0	1	21	35	65
8	44	44	4	8	0	0	0	0	1	5	0	0	0	0	49	57
9	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
11	47	47	1	2	1	3	3	12	0	0	0	0	0	0	52	64

SOURCE: San Francisco Department of City Planning

TABLE C
SAN FRANCISCO
NET CHANGE BY DISTRICT CENSUS TRACT AND STRUCTURE TYPE
April 1, 1960 to December 31, 1966

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2071	2071	125	250	-33	-99	267	1068	575	3790	350	4584	123	7402	3478	19,066
Outer Richmond	-132	-132	25	50	-6	-18	40	160	123	772	44	569	7	168	101	1,569
E-1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-30	-30	-3	-6	0	0	10	40	27	165	15	191	2	45	21	405
3	-46	-46	-4	-8	-6	-18	13	52	37	220	12	168	0	0	6	368
F-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G-1	-15	-15	0	0	-1	-3	6	24	6	35	2	22	2	48	0	111
2	-17	-17	-1	-2	0	0	6	24	22	142	2	24	2	51	14	222
3	-12	-12	21	42	0	0	4	16	9	68	5	52	0	0	27	166
4	-18	-18	13	26	1	3	2	8	18	116	8	112	1	24	25	271
Inner Richmond	-102	-102	-33	-66	-11	-33	7	28	89	584	25	339	2	44	-23	794
B-8	1	1	-5	-10	1	3	0	0	0	1	1	16	0	0	-2	11
D-1	-14	-14	-10	-20	-3	-9	3	12	15	98	3	37	1	24	-5	128
2	-27	-27	-10	-20	-1	-3	2	8	29	177	8	109	0	0	1	244
H-1	-20	-20	0	0	-4	-12	1	4	15	100	3	41	1	20	-4	133
2	-19	-19	-4	-8	-2	-6	0	0	16	112	3	45	0	0	-6	124
J-4	-11	-11	-4	-8	1	3	1	4	7	51	3	33	0	0	-3	72
5A	-12	-12	0	0	-3	-9	0	0	7	45	4	58	0	0	-4	82
Marina-Pacific Heights	-35	-35	-31	-62	-12	-36	0	0	41	304	42	558	15	645	20	1,374
B-1	1	1	0	0	0	0	0	0	3	17	3	48	0	0	7	66
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	-3	-3	-2	-4	2	6	-1	-4	2	15	5	69	2	45	5	124
4	-6	-6	-2	-4	-4	-12	1	4	14	107	4	53	1	24	8	166
5	-8	-8	-8	-16	2	6	2	8	5	39	7	94	2	45	2	168
6	-3	-3	-2	-4	-3	-9	0	0	3	20	8	108	6	371	9	483
7	-3	-3	-1	-2	0	0	-1	-4	2	18	2	24	2	41	1	74
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	-20	-20	24	48	3	9	3	12	22	142	12	160	21	2709	65	3,060
A-1	3	3	-1	-2	0	0	0	0	1	8	1	12	2	90	6	111
2	-6	-6	0	0	1	3	1	4	5	32	1	12	3	343	5	388
3	-1	-1	4	8	0	0	1	4	3	16	0	0	3	156	10	183
4	-8	-8	0	0	0	0	0	0	2	17	4	55	1	90	-1	154
5	-1	-1	0	0	0	0	-1	-4	1	6	2	30	0	0	1	31
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-2	-2	-3	-6	2	6	0	0	4	25	0	0	2	96	3	119
8	-2	-2	0	0	2	6	1	4	4	25	2	26	1	36	8	95
9	-2	-2	1	2	0	0	0	0	0	0	3	41	1	27	3	68
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	1	3	0	0	0	-4	-1	-12	1	250	-2	233
12	0	0	0	0	0	0	0	0	0	0	-1	-16	1	319	0	303
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	-1	-11	0	0	-1	-11
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1086	36	1,146
Downtown	-3	-3	0	0	0	0	0	0	0	0	0	0	2	402	-1	399
A-17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	0	334	0	334

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Western Addition	-58	-58	-53	-106	-26	-78	-4	-16	8	72	15	227	27	1363	-91	1,404
J-1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-10	-10	-7	-14	-7	-21	-3	-12	1	10	4	55	3	99	-19	107
3	-6	-6	-5	-10	-1	-3	0	0	0	0	0	0	0	0	-12	-19
5-B	-9	-9	-2	-4	3	9	5	20	10	64	4	45	0	0	11	125
6	-6	-6	-7	-14	-4	-12	-1	-4	0	-1	-1	-6	2	201	-17	158
7	-4	-4	-6	-12	-4	-12	-2	-8	0	-1	-1	-9	5	167	-12	121
8	-3	-3	-10	-20	-6	-18	-3	-12	3	-16	5	73	7	291	-13	295
9	-2	-2	-1	-2	0	0	-1	-4	-3	-20	0	0	2	227	-5	199
10	-3	-3	-3	-6	-1	-3	-2	-8	1	7	0	4	2	231	-6	222
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-1	-2	-1	-3	2	8	3	28	7	102	3	70	13	203
13	-4	-4	-1	-2	0	0	1	4	0	5	0	0	0	0	-4	3
14	-6	-6	-5	-10	-2	-6	0	0	1	8	0	0	0	0	-12	-14
Twin Peaks-Buena Vista	266	266	69	138	12	36	41	164	56	372	88	1175	15	599	547	2,750
J-15	0	0	-1	-2	0	0	2	8	0	-7	4	44	0	0	5	43
16	-1	-1	2	4	-3	-9	1	4	5	36	2	27	0	0	6	61
17	-3	-3	-6	-12	-1	-3	1	4	9	59	11	174	3	75	14	294
18	-3	-3	-2	-4	0	0	0	0	-2	-17	-1	-12	0	0	-8	-36
19	-4	-4	48	96	2	6	1	4	4	30	4	67	3	99	58	298
20	-5	-5	9	18	1	3	3	12	4	29	2	24	1	21	15	102
N-4	-1	-1	16	32	13	39	16	64	26	175	52	677	4	119	126	1,105
O-1	283	283	3	6	0	0	17	68	10	67	14	174	4	285	331	883

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	220	220	7	14	-3	-9	60	240	84	570	39	506	18	513	425	2,054
N-1	-6	-6	-4	-8	-3	-9	-2	-8	-5	-29	0	0	0	0	-20	-60
2	-2	-2	-2	-4	-1	-3	3	12	3	22	2	22	1	42	4	89
3	-3	-3	-3	-6	0	0	2	8	7	47	0	0	2	63	5	109
5-A	-6	-6	2	4	1	3	-2	-8	5	40	2	30	1	26	3	89
5-B	-8	-8	9	18	-1	-3	2	8	9	63	3	38	3	87	17	203
6	5	5	1	2	2	6	0	0	9	57	4	53	1	30	22	153
7	-6	-6	-2	-4	-1	-3	4	16	5	34	2	29	3	63	5	129
8	-4	-4	-3	-6	0	0	4	16	1	8	-1	-11	2	81	-1	84
9	-9	-9	-17	-34	-2	-6	1	4	0	0	2	29	0	0	-25	-16
10	-8	-8	-5	-10	-1	-3	8	32	14	96	2	27	0	0	10	134
11	8	8	4	8	0	0	1	4	7	44	3	44	1	30	24	138
12	-12	-12	7	14	1	3	12	48	7	44	3	42	4	91	22	230
13	249	249	15	30	1	3	6	24	5	31	9	116	0	0	285	453
14	-21	-21	-5	-10	-1	-3	15	60	15	101	7	77	0	0	10	204
15	43	43	10	20	2	6	6	24	2	11	1	10	0	0	64	114
W. Twin Peaks-Sunset	799	799	61	122	5	15	48	192	104	670	41	545	10	242	1069	2,585
O-2	-47	-47	-10	-20	-2	-6	9	36	41	250	16	202	2	57	9	472
3	134	134	29	58	1	3	8	32	5	37	5	62	1	24	183	350
4	43	43	1	2	0	0	0	0	0	0	0	0	0	0	44	45
5-A	373	373	1	2	0	0	0	0	0	0	0	0	0	0	374	375
5-B	68	68	3	6	3	9	5	20	3	17	4	60	2	44	88	224
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
8-A	82	82	2	4	0	0	1	4	1	6	1	16	0	0	87	112
8-B	70	70	3	6	1	3	0	0	2	14	1	12	0	0	77	105
9	22	22	1	2	0	0	1	4	3	21	0	0	0	0	27	49
P-1	-5	-5	1	2	2	6	7	28	14	97	4	46	1	27	24	201
2	7	7	0	0	0	0	1	4	2	14	3	35	0	0	13	60
3-A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3-B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q-1A	-3	-3	20	40	-1	-3	14	56	27	179	6	77	1	24	64	370
1-B	22	22	10	20	1	3	0	0	6	35	1	18	3	66	43	164

1960 - 1966

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	65	65	17	34	2	6	33	132	21	118	31	356	4	116	173	827
L-1	-34	-34	17	34	3	9	13	52	13	90	2	29	0	10	14	190
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-9	-9	-3	-6	-1	-3	3	12	2	15	0	0	2	46	-6	55
4	47	47	3	6	0	0	8	32	1	6	2	20	0	0	61	111
5-A	20	20	4	8	0	0	2	8	0	-6	6	72	0	0	32	102
5-B	62	62	0	0	0	0	0	0	3	-4	19	206	0	0	84	264
South of Market	-19	-19	-15	-30	-6	-18	-3	-12	-9	-56	-2	-22	0	0	-54	-157
K-1	-3	-3	-1	-2	-1	-3	-1	-4	0	0	0	0	0	0	-6	-12
2	0	0	-4	-8	-1	-3	0	0	-2	-14	0	0	0	0	-7	-25
3	-2	-2	-1	-2	-2	-6	-1	-4	-1	-6	-1	-10	0	0	-8	-30
4	-6	-6	-6	-12	0	0	0	0	-1	-6	0	0	0	0	-13	-24
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-8	-8	-3	-6	-2	-6	-1	-4	-5	-30	-1	-12	0	0	-20	-66
Bernal-Outer Mission	1090	1090	54	108	9	27	42	168	36	242	14	171	2	601	1247	2,407
M-1	70	70	13	26	3	9	6	24	2	16	0	0	0	0	94	145
2	38	38	8	16	1	3	1	4	3	19	0	0	0	0	51	80
3	-1	-1	-8	-16	-1	-3	4	16	1	9	2	30	0	0	-3	35
4	40	40	16	32	0	0	6	24	5	27	3	30	0	0	70	153
5-A	40	40	-1	-2	0	0	0	0	1	6	0	0	0	0	40	44
5-B	28	28	5	10	1	3	1	4	6	46	0	0	0	0	41	91
6	109	109	1	2	1	3	6	24	3	18	0	0	0	0	120	156
7	-13	-13	-1	-2	1	3	1	4	3	16	0	0	-1	-21	-10	-13
8	5	5	5	10	1	3	6	24	4	29	2	24	2	49	25	144
9	253	253	2	4	0	0	1	4	3	23	2	30	0	0	261	314
10	150	150	3	6	0	0	10	40	1	6	1	10	0	0	165	212
11	371	371	11	22	2	6	0	0	4	27	4	47	1	573	393	1,046

Source: San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1967

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · MARCH 1968

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1967

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, MARCH 1968

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SUMMARY

1. During 1967, changes in San Francisco's housing supply were small when viewed in relation to the total housing inventory.

2. New construction in 1967 added only 1,297 units, the lowest level of production recorded over the past seven years.

3. High construction costs, a scarcity of vacant land, and the tight money market have contributed to the slowdown of residential construction in San Francisco.

4. The largest net increase in units occurred in buildings of twenty units or more.

5. Construction of low- and moderate-income housing both by private and public action has been insufficient to meet the needs of families living in substandard housing.

6. In 1967, demolitions increased by 29 percent over the number of units demolished in 1966. There were 523 units demolished in 1967 as compared to 404 in 1966. This high rate of demolition, when combined with the low rate of construction, accounts for the small net increase in housing units for 1967.

7. Public actions account for 39 percent of the 523 units demolished last year.

8. Changes in the housing inventory by districts show substantial variations in activity within San Francisco.

9. Current deficiencies in construction indicate that new housing development must be vigorously pursued, especially at moderate and low-income levels.

10. A continual assessment of the City's housing needs, policies, and programs must be carried out if San Francisco is to alleviate current housing problems.

SUMMARY

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INTRODUCTION

This report is the second of a series of studies published annually by the Department of City Planning describing the changes in the San Francisco housing inventory. A purpose of these studies is to provide interested public agencies and private interests with continually updated information concerning variations in the housing supply as a result of new construction, demolition, and conversion activities. Perhaps more important, information of this nature can and should be of major significance in the establishment and carrying out of public policies and programs in relation to the provision of housing to meet the needs of the City and its people. In this regard, it should be a significant aid to public decision-making at the legislative and administrative levels of city government.

As a continuation of the series initiated by the study of "Changes in the San Francisco Housing Inventory 1960-1966," this report builds upon the data provided therein by inclusion of comparable housing data for 1967.

The findings of these studies of housing stock changes have proven useful for a number of purposes. To date, the results have been used in the Bay Area Transportation Study, the Mayor's 1967 "Report on Housing in San Francisco," the Bay Area Systems Simulation, and most recently the "Wisconsin Street Housing Study."

The staff of the Department of City Planning has proposed an expansion of its housing information and policy functions at the recommendation of the Mayor's office. If requests for additional staff and funds are approved, the Department will augment its current housing reports with related information such as studies of vacancy rates, rent-price indexes, housing conditions, and

demand. This kind of information will be useful to both public and private concerns by providing an informed, reliable basis for housing policy decisions.

The statistics in this report are derived from the records of the Bureau of Building Inspection and Central Permit Bureau of the Department of Public Works. Without the co-operation of the above staffs, this study could not have been carried out.

SAN FRANCISCO HOUSING PROFILE

For a broader understanding of current housing trends, it is helpful to review briefly the status of the housing inventory in 1960 and 1966. For this purpose, Table 1 summarizes the composition of the housing inventory in 1960 and 1966 and indicates the percentage increase in the supply by structure type. These figures show an overall growth of 6 percent in the housing inventory during the six-year period, with the most notable increase occurring in structures of five or more units. A detailed discussion of the changes and trends during this period can be found in the report, "Changes in the San Francisco Housing Inventory 1960-1966."

Table 1

San Francisco Housing Stock, 1960 and 1966

Structure Type	1960 Units	1960 Percent	1966 Units	1966 Percent	Percent Increase 1960 to 1966
Single family	110,236	36	112,307	34	2
2	37,973	12	38,223	12	0.6
3-4	31,546	10	32,513	10	3
5-9	33,216	11	37,006	11	11.4
10 or more	97,565	31	109,551	33	12
Total	310,536	100	329,600	100	6

Source: San Francisco Department of City Planning, 1968.

SAN FRANCISCO HOUSING PROFILE

For a number understandings of average header [illegible], it is helpful to review [illegible] the [illegible] in the housing inventory in 1970 and 1980. [illegible] report, Table 1 [illegible] the composition of the housing inventory in 1970 and 1980 and indicates the percentage increase in the supply of [illegible] types. Total [illegible] have an overall growth of 5 percent in the housing inventory during the [illegible] period. Both the most notable increase [illegible] in [illegible] of five or more units. A doubling [illegible] in [illegible] and trailer dwelling units [illegible] in the [illegible] San Francisco Housing Inventory 1970-1980.

Table 1

San Francisco Housing Stock, 1970 and 1980

Structure Type	1970 Units	1970 Percent	1980 Units	1980 Percent	Percent Increase 1970 to 1980
Single family	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
In or more	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: San Francisco Department of City Planning, 1980.

Net Change 1967

During 1967, the changes in the housing supply were relatively insignificant when viewed in relation to the whole inventory. In total, the net increase in the housing supply amounted to only 721 units or about four-tenths of one percent of the entire housing inventory. This small net increase is the difference between the number of units constructed and the number demolished, including those units gained or lost through conversions or alterations to existing structures. Table 2 indicates the net change in structures and units by structure type.

Table 2

Net Change in Housing Structures and Units, 1967*

Structure Type	Number of Structures	Number of Units
Single family	33	33
2	-6	-12
3	-1	-3
4	7	28
5-9	-10	-79
10-19	15	191
20+	5	616
Other (conversions)	0	-53
Total	43	721

* New construction minus demolitions, plus or minus conversions.

Source: San Francisco Department of City Planning, 1968.

Adding these figures to the number of units in the inventory in 1966 (see Table 1) produces the updated inventory for 1967 shown in Table 3. With the exception of increases in structures of ten or more units, the changes in the composition of the housing inventory in 1967 are negligible.

Table 3

San Francisco Housing Stock, December 31, 1967

Structure Type	Number of Units	Percent	Percent Increase 1960 to 1967
Single family	112,340	34	2
2	38,210	12	1
3-4	32,538	10	3
5-9	36,927	11	11
10 or more	110,305	33	13
Total	330,320	100	6.4

Source: San Francisco Department of City Planning, 1968

The relatively small net increase in the housing inventory in 1967 can be attributed to a substantial slowdown in new construction without a corresponding decrease in demolition activity. As the following analysis of construction activity will show, residential building in San Francisco has been decreasing steadily over the past three years. These findings are confirmed by the U. S. Department of Commerce in its analysis of building permits issued in 1967 in the nine-county Bay Area. According to its report, "Increases in residential activity occurred in all counties except Marin, San Francisco, and Sonoma.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

Santa Clara continued as the leading county." * Apparently the tight money market has had a greater effect upon construction activity in San Francisco than in the other counties in the Bay area due to higher costs of construction and vacant land.

New Construction, 1967

Production of new housing is a primary means of improving the living conditions of the City's population. New construction expands the housing supply to accommodate newly formed households and persons moving into the City. Ideally, it also provides an opportunity for some households to vacate older, poorer quality housing. These vacated dwellings, in turn, become a potential resource for other families unable to afford new housing. For housing to "filter down" to lower income households in this manner, it is required that the housing supply increase faster than the growth of households. In other words, there must be a sufficient supply of vacancies to provide families an opportunity to improve their housing conditions. In San Francisco, there is evidence that the housing supply is not expanding rapidly enough to accommodate many households, especially moderate- and low-income families.

From 1960-1966, 23,130 housing units were constructed in San Francisco. Last year, according to records of the Department of Public Works, an additional 1,297 new units were certified as final completions. This addition to the housing inventory was significantly below the average for the six previous years. As the data in Table 4 indicates, the number of units constructed in

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* U.S. Department of Commerce, "Construction Reports," San Francisco Field Office, January, 1968.

San Francisco has steadily declined since 1964, the peak year in construction activity. The number of units constructed in 1967 amounted to less than one-half the number constructed in the previous year, and less than one-third of the number constructed in 1964. Thus, the sharpest decline has occurred over the past year.

Table 4

Residential Construction, 1960-1967
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	12.7	1,850	7.6
1961	794	13.8	2,360	9.6
1962	866	15.1	3,483	14.2
1963	982	17.3	3,552	14.5
1964	880	15.3	4,638	19.0
1965	751	13.1	4,253	17.4
1966	482	8.4	3,000	12.3
1967	247	4.3	1,297	5.4
Total	5,730	100.0	24,433	100.0

Source: San Francisco Department of City Planning, 1968.

Following a pattern consistent with construction trends from 1960-1966, construction in 1967 was concentrated in certain structure types. Table 5 shows the number of structures and units constructed by type of structure.

Table 5

Residential Construction, 1967
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	171	69.5	171	13.2
2	25	10.2	50	3.8
3	8	3.2	24	1.8
4	10	4.1	40	3.1
5-9	11	4.5	69	5.3
10-19	16	6.5	207	16.0
20+	6	2.5	736	56.8
Total	247	100.0	1,297	100.0

Source: San Francisco Department of City Planning, 1968.

Almost three-fourths of the units constructed in 1967 were built in structures of ten or more units and more than half were built in structures of twenty or more units. Single-family homes, in contrast, amounted to slightly more than one-eighth of the units constructed last year.

Several factors appear to influence the trend in San Francisco to build new units in primarily multi-family structures. Vacant land suitable for construction within the City is both scarce and expensive. This frequently results in maximum development of building sites to compensate for property costs. Single-family construction in most parts of San Francisco is uneconomical. Suburban communities, on the other hand, are able to provide developers with large tracts of land at comparatively low costs so that single-family homes can be built within the reach of families who could not afford to buy such homes in the City.

Another reason for the trend toward multi-unit construction in San Francisco is changing composition of its population. According to the San Francisco Community Renewal Program, the number of families in the City decreased by 10 percent between 1950 and 1960. At the same time the number of families in the Bay Area increased by almost 20 percent. Information collected for the Community Renewal Program also indicates that the families leaving San Francisco are being replaced by an increasing number of households composed of single or unrelated persons. Some of these are "young and relatively affluent individuals . . . but a large proportion are neither young nor economically well off." * These factors have resulted in an expansion in the rental market in San Francisco, a decrease in home ownership, and a decrease in single-family construction .

Construction costs have an important impact on the level of building activity. The figures in Table 6 represent the average estimated costs of construction for all structures and units built in 1967. It is interesting to note that the cost per unit decreases as the number of units per structure increases until the size of the structure includes ten or more units. At this point the trend reverses itself. This may be partially explained by the fact that some of the larger structures include commercial floorspace, the cost of which is included in the figures shown in the Table. Some of the increase in costs of construction may also be due to differences in type of construction, since the larger structures require building materials which are more expensive than those which can be used in smaller buildings (e.g. reinforced concrete

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* San Francisco Department of City Planning, Community Renewal Program, Fact Book, Arthur D. Little, Inc., July, 1965.

versus wood frame). In analyzing these costs, the reader should note that the figures do not include the cost of property acquisition which, in San Francisco, is considerable. These costs point out the obvious difficulties the City faces in trying to provide housing which moderate- and low-income families can afford.

Table 6

Construction, 1967
Estimated Costs of Construction per Structure and Unit by Structure Type

Structure Type	Total Est. Costs	Avg. Cost/Str.	Avg. Cost/Unit
Single family	$ 5,059,000	$ 29,600	$29,600
2	1,022,000	40,800	20,440
3	418,000	52,500	17,400
4	570,000	57,000	10,000
5-9	839,000	83,900	8,400
10-19	2,607,000	162,900	12,600
20+	21,953,000	3,685,800	29,800
Total	32,468,000	131,450	25,000

Source: San Francisco Department of City Planning, 1968.

Demolition, 1967

The obvious effect of demolition on the housing inventory is the loss of housing resources. Yet, because the dwellings removed are most frequently substandard or obsolete, demolition also results in a general improvement in the condition of the housing inventory. Not all housing is removed, however, when its condition deteriorates. The condition of a structure is only one of several factors which influence the decision to remove it from the inventory. In the

private housing market, the overriding factor is the economic value of the structure. Substandard housing may maintain a high economic value if the supply of standard housing is not sufficient to meet the demand. This is particularly the case where low-income households are concerned because the supply of standard housing at prices they can afford is severely limited. Many households may, as a result, be forced to compete for substandard housing, thereby maintaining the value of a structure which might otherwise be demolished because of age or condition. Demolition does occur when the value of a structure is exceeded by the cost of maintenance, taxes, etc., or when it is exceeded by the value of the property for other uses. In San Francisco the scarcity of vacant land for new construction typifies this situation.

During 1967 a total of 204 residential structures were demolished in San Francisco. These buildings contained 523 housing units, less than one percent of the City's inventory. Although the number of units demolished is small in relation to the total supply, it indicates a 29 percent increase over the number of units demolished in 1966. Volume of demolition for each year since 1960 is shown in Table 7. These data reveal substantial variation in the rate of demolition from year to year. Given the variable nature of the private housing market and of public actions, the yearly differences in demolition activity are to be expected.

In addition to the differences in the level of demolition activity by year, there are also important differences in the kinds of structures which are demolished. Table 8 points out the number of structures and units demolished during 1967 by type and structure. The information in this table is consistent with similar data for 1960-1966. These figures show that single-family homes

Table 7

Demolition, 1960-1967
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	9.6	621	13.5
1961	216	9.8	481	10.5
1962	247	11.2	445	9.7
1963	356	16.1	618	13.4
1964	383	17.3	702	15.3
1965	393	17.8	799	17.4
1966	201	9.0	404	8.3
1967	204	9.2	523	11.4
Total	2,212	100.0	4,593	100.0

Source: San Francisco Department of City Planning, 1968.

Table 8

Demolition, 1967
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	138	67.6	138	26.4
2	31	15.2	62	11.8
3	9	4.4	27	5.2
4	3	1.5	12	2.3
5-9	21	10.3	148	28.3
10-19	1	0.5	16	3.1
20+	1	0.5	120	22.9
Total	204	100.0	523	100.0

Source: San Francisco Department of City Planning, 1968.

are demolished more frequently than any other type of structure. Single-family residences account for more than than two-thirds of the structures removed in 1967. This point is further emphasized by the fact that only two structures of ten or more units were demolished last year compared to 138 single-family dwellings.

The frequency of demolition of single-family homes is primarily an economic matter. Single-family structures are generally less valuable than multi-unit structures. For the speculative investor, there are larger financial gains to be made by replacing a single-family structure with a multiple, than by replacing one multiple with another multiple. It should also be noted that demolition of multiple-unit structures is often the result of public actions because public actions are less dependent on economic factors and more related to such considerations as health, safety and welfare.*

Last year a number of housing units were removed from the inventory for public improvements. Public actions were directly responsible for the demolition of 203 (39 percent) of the 523 units removed during 1967. Most of these units were seriously substandard. For example, city records show that a significant portion (47 percent) of the units removed by public action were temporary war dwellings in the Hunters Point area. (The San Francisco Housing Authority is required by law to remove all temporary public housing by 1970.) About one-fourth of the units were demolished as a result of the City's redevelopment program. Construction of the Bay Area Rapid Transit accounted for another one-fifth of the lost units, while all other public programs, such as building and health code enforcement, accounted for less than one-tenth of

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* Changes in the San Francisco Housing Inventory, 1960-1966. San Francisco Department of City Planning, September, 1967.

all units demolished by public action. Table 9 identifies the number of structures and units demolished by structure type as a result of public actions in 1967. Excluding the temporary war dwellings (twelve structures of eight units each), the largest number of units removed consisted of single-family homes. It should be noted that many of the housing units demolished by public action in 1967 are to be replaced by higher quality housing designed to meet the City's housing needs.

Table 9

Demolition by Public Action, 1967
Number and Percent of Structures and Units by Structure Type

Structure	No. of Structures	Percent	No. of Units	Percent
Single family	43	57.6	43	21.2
2	12	15.8	24	11.8
3	4	5.3	12	5.9
4	1	1.3	4	2.0
5-9	16	21.0	120	59.1
10-19	0	0.0	0	0.0
20 or more	0	0.0	0	0.0
Total	76	100.0	203	100.0

Source: San Francisco Department of City Planning, 1968.

Housing Conversions, 1967

In this study, housing conversions refer to alterations in existing structures which result in either the addition or deletion of units. Conversions, therefore, do not include those alterations which affect only the condition of

the structure, since this type of alteration does not change the number of units in the housing supply. Studies indicate that conversions typically result in a decrease rather than an increase in housing units. This is due primarily to code enforcement programs which eliminate illegally constructed units. The decreases resulting from code enforcement more than offset the increases created by other conversion activity. In balance, the statistical effect of conversion activity on the housing inventory is insignificant.

From 1960-1966, there was a net decrease of approximately 330 housing units by conversions. In 1967, there was an additional net loss of 53 units, making the total number of units removed by conversion actions since 1960 less than 400 units, about one-tenth of one percent of the City's housing inventory. Because of the insignificance of conversions, it will not be discussed at further length in this paper. Statistics on conversions by census tract for each year from 1960-1967 are available upon request at the Department of City Planning.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

Changes in the housing supply do not occur uniformly in all areas of San Francisco. Some areas show substantial increases in housing units, some show decreases, and a majority remain unchanged. In the analysis of housing inventory changes from 1960-1966, the City was divided for discussion purposes into twelve districts. These districts follow census tract boundaries and correspond to those used in the survey of vacancies conducted in 1966 by the Bay Area Council in co-operation with this Department. This year each of the districts has been subdivided into census tracts. As a result, it is now possible to indicate the differences in housing activity both by districts and by the census tracts within each district. Although only those areas with significant activity will be highlighted, detailed tables of net change, new construction, and demolition by structure type and census tract for 1960-1967 are provided in the appendix.

The series of tables immediately following indicate the differences in net change, new construction, and demolition activity by district. Tables 10 and 11 indicate the rank order of districts in terms of total net change and net change by structure type. Comparable data is presented in Tables 12 and 13 for new construction, and in Tables 14 and 15 for demolition. These tables and the accompanying maps illustrate the extent to which changes in the housing inventory in San Francisco are limited to specific areas, and emphasize the stability of housing stock in most areas of the City.

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
− 6 TO 126	16
− 1 TO 5	22
0	38
+ 1 TO. 5	28
+ 6 TO 24	16
+25 TO 448	7

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA - PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA - TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS - SUNSET
10 POTRERO - BAYSHORE
11 SOUTH OF MARKET
12 BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 10

San Francisco Districts in Rank Order of Net Change in Units, 1967

Rank	Map No.	District	No. of Units
1	5	Downtown	447
2	4	Northeast	165
3	7	Buena Vista-Twin Peaks	127
4	8	Inner Mission	117
5	9	West of Twin Peaks-Sunset	95
6	2	Inner Richmond	63
7	1	Outer Richmond	44
8	3	Marina-Pacific Heights	-7
9	12	Bernal-Outer Mission	-20
10	6	Western Addition	-35
11	10	Potrero-Bayshore	-83
12	11	South of Market	-139
Total			774

Source: San Francisco Department of City Planning, 1968.

Table 11

San Francisco Districts in Rank Order of Net Change in Units by Structure Type, 1967

Rank	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Mission	45	W. Twin Peaks-Sunset	21	Inner Richmond	19	Buena Vista-Twin Peaks	95	Downtown	448
2	W. Twin Peaks-Sunset	28	Outer Richmond	18	Outer Richmond	11	Inner Richmond	56	Northeast	111
3	Potrero-Bayshore	4	Northeast	15	Northeast	6	Northeast	33	Inner Mission	92
4	Marina-Pac. Heights	1	Buena Vista-Twin Peaks	9	W. Twin Peaks-Sunset	6	Potrero-Bayshore	12	W. Twin Peaks-Sunset	40
5	Northeast	0	Bernal-Outer Mission	4	Buena Vista-Twin Peaks	2	Bernal-Outer Mission	0	Buena Vista-Twin Peaks	24
6	Downtown	-1	Downtown	0	Downtown	0	Downtown	0	Outer Richmond	21
7	So. of Market	-1	Inner Richmond	-2	Marina-Pac. Heights	0	Inner Mission	0	Inner Richmond	0
8	Buena Vista-Twin Peaks	-3	Marina-Pac. Heights	-3	Western Addition	-3	Outer Richmond	0	Potrero-Bayshore	0
9	Outer Richmond	-6	Inner Mission	-5	Bernal-Outer Mission	-6	W. Twin Peaks-Sunset	0	Marina Pac. Heights	0
10	Western Addition	-6	So. of Market	-7	So. of Market	-11	Western Addition	0	Western Addition	0
11	Inner Richmond	-10	Potrero-Bayshore	-11	Inner Mission	-15	So. of Market	-5	Bernal-Outer Mission	0
12	Bernal-Outer Mission	-18	Western Addition	-26	Potrero-Bayshore	-88	Marina-Pac. Heights	-5	So. of Market	-120
Totals		33		13		-79		191		616

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
0	63
1 TO 4	32
5 TO 9	11
10 TO 19	12
20 TO 99	6
100 TO 448	3

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA – PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA – TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS – SUNSET
10 POTRERO – BAYSHORE
11 SOUTH OF MARKET
12 BERNAL – OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 12

San Francisco Districts in Rank Order of Number and Percent of Units Constructed, 1967

District	Rank	No. of Units	Percent
Downtown	1	448	34.5
Inner Mission	2	183	14.0
Northeast	3	171	13.2
Buena Vista-Twin Peaks	4	154	11.9
West of Twin Peaks-Sunset	5	122	9.4
Inner Richmond	6	79	6.1
Outer Richmond	7	54	4.2
Bernal-Outer Mission	8	31	2.4
Potrero-Bayshore	9	23	1.8
Marina-Pacific Heights	10	15	1.2
Western Addition	11	13	1
South of Market	12	4	0.3
Total		1,297	100.0

Source: San Francisco Department of City Planning, 1968.

Table 13

Rank Order of Districts in Units Constructed by Structure Type, 1967

Rank	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Mission	67	Buena Vista-Twin Peaks	22	Inner Richmond	19	Buena Vista-Twin Peaks	95	Downtown	448
2	W. Twin Peaks-Sunset	55	W. Twin Peaks-Sunset	21	Outer Richmond	11	Inner Richmond	56	Northeast	111
3	Bernal-Outer Mission	23	Outer Richmond	20	Buena Vista-Twin Peaks	10	Northeast	33	Inner Mission	92
4	Potrero-Bayshore	11	Inner Mission	16	Western Addition	9	Potrero-Bayshore	12	W. Twin Peaks-Sunset	40
5	Northeast	6	Northeast	15	Inner Mission	8	Marina-Pacific Heights	11	Buena Vista-Twin Peaks	24
6	Buena Vista-Twin Peaks	3	Bernal-Outer Mission	8	Northeast	6	Bernal-Outer Mission	0	Outer Richmond	21
7	Inner Richmond	2	So. of Market	4	W. Twin Peaks-Sunset	6	Downtown	0	Bernal-Outer Mission	0
8	Marina-Pacific Heights	2	Western Addition	4	Bernal-Outer Mission	0	Inner Mission	0	Inner Richmond	0
9	Outer Richmond	2	Inner Richmond	2	Downtown	0	Outer Richmond	0	Marina-Pacific Heights	0
10	Downtown	0	Marina-Pacific Heights	2	Marina-Pacific Heights	0	So. of Market	0	Potrero-Bayshore	0
11	So. of Market	0	Downtown	0	Potrero-Bayshore	0	W. Twin Peaks-Sunset	0	So. of Market	0
12	Western Addition	0	Potrero-Bayshore	0	So. of Market	0	Western Addition	0	Western Addition	0
Totals		171		114		69		207		736

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1967
NUMBER OF HOUSING UNITS BY DISTRICT AND CENSUS TRACT

	NUMBER OF TRACTS
0	57
1 TO 4	46
5 TO 9	13
10 TO 24	9
95 TO 120	2

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA – PACIFIC HEIGHTS
4 NORTHEAST
5 DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA – TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS – SUNSET
10 POTRERO – BAYSHORE
11 SOUTH OF MARKET
12 BERNAL – OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 14

San Francisco Districts in Rank Order of Number and Percent of Units Demolished, 1967

District	Rank	No. of Units	Percent
South of Market	1	143	27.3
Potrero-Bayshore	2	106	20.2
Inner Mission	3	66	12.6
Western Addition	4	62	11.9
Bernal-Outer Mission	5	51	9.8
West of Twin Peaks-Sunset	6	27	5.2
Marina-Pacific Heights	7	22	4.2
Inner Richmond	8	16	3.1
Buena Vista-Twin Peaks	9	13	2.5
Outer Richmond	10	10	1.9
Northeast	11	6	1.1
Downtown	12	1	0.2
Total		523	100.0

Source: San Francisco Department of City Planning, 1968.

Table 15

Rank Order of Districts in Units Demolished by Structure Type, 1967

Rank	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	41	Western Addition	30	Potrero-Bayshore	88	Marina-Pacific Heights	16	So. of Market	120
2	W. Twin Peaks-Sunset	27	Inner Mission	21	Inner Mission	23	Bernal-Outer Mission	0	Bernal-Outer Mission	0
3	Inner Mission	22	Buena Vista-Twin Peaks	13	Western Addition	12	Buena Vista-Twin Peaks	0	Buena Vista-Twin Peaks	0
4	Inner Richmond	12	Potrero-Bayshore	11	So. of Market	11	Downtown	0	Downtown	0
5	Outer Richmond	8	So. of Market	11	Buena Vista-Twin Peaks	8	Inner Mission	0	Inner Mission	0
6	Potrero-Bayshore	7	Marina-Pacific Heights	5	Bernal-Outer Mission	6	Inner Richmond	0	Inner Richmond	0
7	Buena Vista-Twin Peaks	6	Bernal-Outer Mission	4	Downtown	0	Northeast	0	Marina-Pacific Heights	0
8	Northeast	6	Inner Richmond	4	Inner Richmond	0	Outer Richmond	0	Northeast	0
9	Western Addition	6	Outer Richmond	2	Marina-Pacific Heights	0	Potrero-Bayshore	0	Outer Richmond	0
10	Downtown	1	Downtown	0	Northeast	0	So. of Market	0	Potrero-Bayshore	0
11	Marina-Pacific Heights	1	Northeast	0	Outer Richmond	0	W. Twin Peaks-Sunset	0	W. Twin Peaks-Sunset	0
12	So. of Market	1	W. Twin Peaks-Sunset	0	W. Twin Peaks-Sunset	0	Western Addition	0	Western Addition	0
Totals		138		101		148		16		120

DISTRICT HIGHLIGHTS

Net Change

To briefly summarize the preceding tables, there were seven districts in San Francisco which experienced a net increase in housing units in 1967 and five districts which experienced a net decrease in units. The greatest increase occurred in the Downtown district due to the construction of one high-rise residential and commercial development (the Fox Plaza). An apartment complex of 111 units accounted for most of the increase in the Northeast district which ranked second in net change. Following in order of net increase were the Buena Vista-Twin Peaks district, which had noteworthy increases primarily in ten- to nineteen-unit buildings, and the Inner Mission and West of Twin Peaks-Sunset districts, which showed the only significant net gains in single-family dwellings. The smallest increases occurred in the Inner and Outer Richmond districts in buildings of less than twenty units.

Of the five districts in the City which decreased in their supply of units, the greatest single loss occurred in the South of Market area. Notable losses also occurred in the Potrero-Bayshore largely as a result of the removal of the temporary war dwellings previously discussed. The remaining three districts where demolition exceeded new construction were the Western Addition, Bernal-Outer Mission, and Marina-Pacific Heights. The total net decrease in these districts, however, amounted to only 62 housing units.

New Construction

Almost three-fourths of the city-wide construction of housing units in 1967 occurred in just four districts. As noted above, completion of the Fox Plaza made a significant addition to the housing inventory in the Downtown

district, which exceeded all other areas in the number of new units constructed. The Inner Mission ranked second in the number of units constructed. Unlike the majority of areas in the City, more than one-third of the new units in the Inner Mission consisted of single-family dwellings. Construction in the Northeast and Buena Vista-Twin Peaks districts was limited primarily to multiple-unit structures, while almost one-half of the new units in the West of Twin Peaks-Sunset area were in single-family homes. Construction in the remaining districts in San Francisco was insignificant and reflects the city-wide slowdown in building activity. The areas most notably lacking in new structures were the Marina-Pacific Heights, Western Addition, and South of Market, which altogether accounted for less than three percent of the construction last year.

Demolition

The removal of housing units from the inventory was most prevalent in five districts. These districts are South of Market, Potrero-Bayshore, Inner Mission, Western Addition, and Bernal-Outer Mission. In both the Potrero-Bayshore and Western Addition, public actions were the principal reasons for the concentration of demolition activity. In total, the number of units removed from the five districts accounted for approximately four-fifths of all units demolished in 1967. The least number of units lost by demolitions was in the Downtown area, followed by the Northeast and Outer Richmond districts. Units removed in these areas total only about three percent of the city-wide demolition.

In summary, the status of the housing inventory by district at the end of 1967 is shown in Table 16 on the following page.

Table 16

The 1967 Housing Inventory
by District and Structure Type

District		Units Structure			
Map No.	Name	Single family	2-4	5 or more	Total*
1	Outer Richmond	8,084	5,638	4,127	17,849
2	Inner Richmond	4,207	5,791	4,566	14,564
3	Marina-Pacific Heights	3,241	5,713	15,188	24,142
4	Northeast	2,101	7,655	29,112	38,868
5	Downtown	196	131	28,469	28,796
6	Western Addition	2,504	7,360	16,529	26,393
7	Buena Vista-Twin Peaks	5,449	8,775	11,002	25,226
8	Inner Mission	8,202	12,290	12,006	32,498
9	West of Twin Peaks-Sunset	44,161	5,429	5,918	55,508
10	Potrero-Bayshore	9,365	5,774	5,650	20,789
11	South of Market	591	1,366	11,775	13,732
12	Bernal-Outer Mission	23,844	4,172	2,608	30,624

* Does not include housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1968.

CONCLUSIONS AND IMPLICATIONS

In noting the changes in the housing inventory, we have attempted to relate current trends in housing to those physical, social, and economic conditions in San Francisco and the Bay Area which affect housing supply and demand. This information is fundamental for establishing and evaluating housing policies and programs which seek to expand and improve the housing supply.

In 1960, there were 45,000 households in San Francisco living in substandard housing. About one-fifth of these households were families with children. Among nonwhites, the proportion of households residing in substandard dwellings was about one-third of all nonwhite households in the City. These people were unable to find standard housing of appropriate size at prices they could afford. An important question to consider is how the changes in the housing inventory have affected those households forced to live in substandard housing.

From the studies of the housing inventory, we know that new construction has added almost 25,000 units to the supply in the past seven years. Demolitions have removed approximately 5,000 units from the inventory, resulting in a net increase of about 20,000 housing units. The majority of new units were studios and one-bedroom apartments constructed in buildings of twenty or more dwellings. These units were built to satisfy the demand created by a growing number of one- and two-person households, most of whom are young professionals, office workers, and senior citizens. The demand for single-family housing, on the other hand, by families of both moderate and limited means, has not been met as only a small number of these units were added to the housing stock.

Because the private market has been unable to provide these units at a cost within the means of many families, some families are leaving the City and moving to the suburbs to find suitable housing.

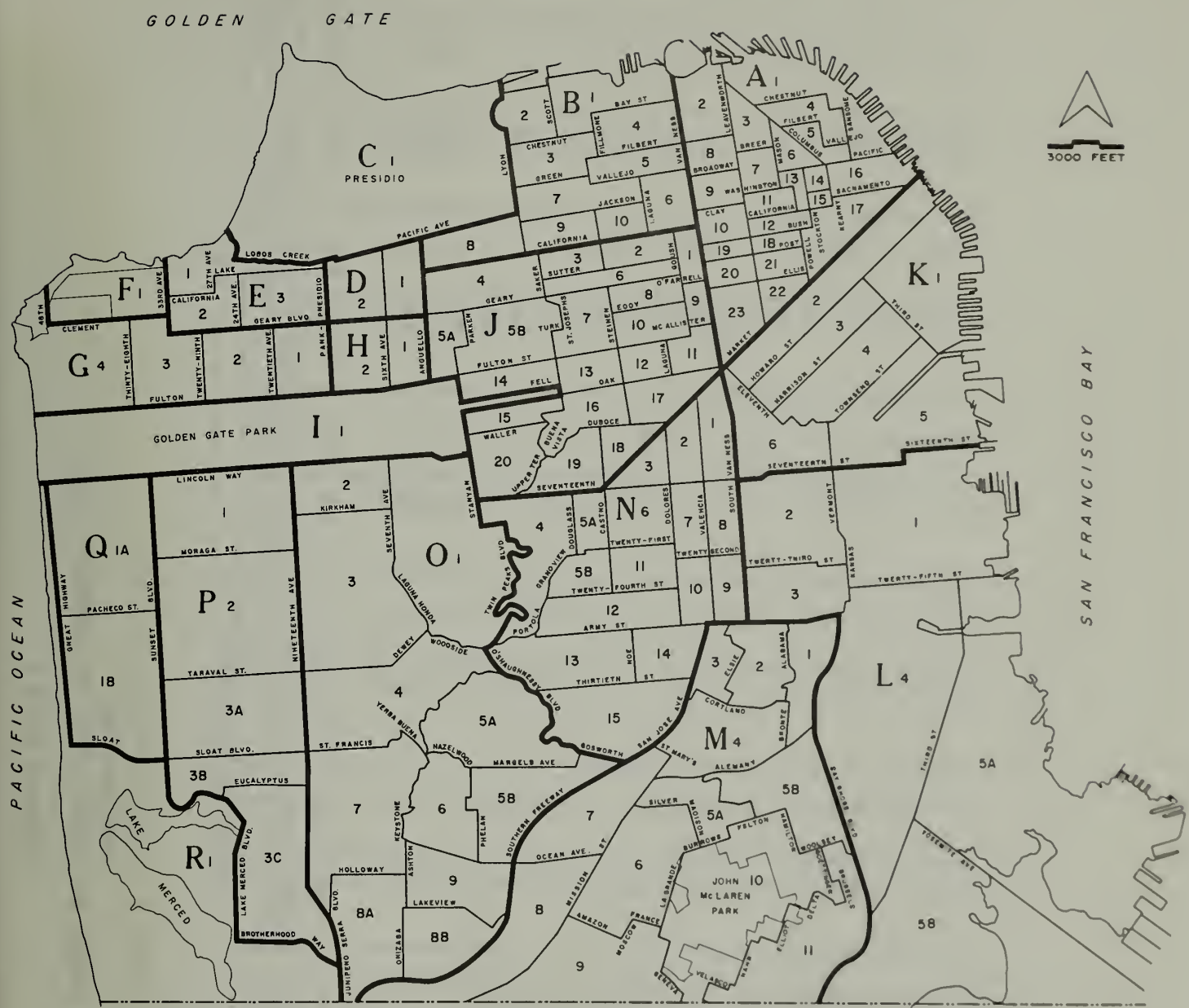
Similarly, public programs aimed at increasing the supply of low- and moderate-income housing have not had sufficient impact in view of the considerable need for these units. In an earlier report it was noted that only 331 units of 221(d)3 moderate-income housing and 1,277 units of public housing have been built since 1960. Over the past year, no new 221(d)3 or public housing units were completed in San Francisco, although there are about 400 such units currently under construction. Even including the units which will be finished this year, total construction of moderate- and low-income housing amounts to less than 2,000 units. This figure represents little more than four percent of the need projected on the basis of the 45,000 households living in substandard housing in 1960.

The seriousness of the deficiency of moderate- and low-income units in San Francisco is likely to increase as a result of the slowdown in new construction and the increase in demolition activity, as discussed in the foregoing pages. Although spotty, available information indicates that the vacancy rate, already low, is decreasing even further. This means some increases in rents are probable due to the increased competition for available units. A series of population projections, soon to be published by the Department of City Planning, indicate that the number of nonwhite, low-income households in San Francisco will continue to increase. This increase will aggravate the competition for existing low-cost housing and may result in deteriorating housing conditions due to overcrowding and doubling up of households.

In short, the facts and figures presented in this report point out the continuing necessity to establish and expand housing policies and programs which will augment the supply of housing for low- and moderate-income families. This may be accomplished, in part, by establishing policies which will encourage the private market to increase its production of new construction for households of all income levels, but it will also require the direct participation of government to supplement the private market.

The staff of the Department of City Planning also hopes that the funds for a "housing task force" are provided so that a continual assessment of the City's housing needs, policies, and programs can be carried out in order to alleviate pressing housing problems.

APPENDIX



1960 CENSUS TRACTS

APPENDIX TABLE A

NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO

April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,104	2,104	119	238	-34	-102	274	1,096	565	3,888	364	4,568	128	8,048	3,520	19,840
A1	3	3	-1	-2	0	0	0	0	1	8	1	12	2	90	6	111
2	-7	-7	1	2	1	3	1	4	5	32	1	12	3	343	5	389
3	4	4	4	8	0	0	1	4	3	16	0	0	3	156	15	188
4	-8	-8	1	2	1	3	0	0	2	17	4	55	1	90	1	159
5	-1	-1	0	0	0	0	-1	-4	1	6	2	30	0	0	1	31
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-3	-3	-2	-4	3	9	0	0	4	25	0	0	3	207	5	234
8	-3	-3	0	0	2	6	1	4	4	25	3	45	1	36	8	113
9	-4	-4	1	2	0	0	0	0	1	6	3	41	1	27	2	72
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	2	6	0	0	0	-4	-1	-12	1	250	-1	236
12	0	0	0	0	0	0	0	0	0	0	-1	-16	1	319	0	303
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782

[illegible]

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	1	1	0	0	0	0	3	17	3	48	0	0	0	0	7	66
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	-3	-3	-2	-4	2	6	-1	-4	2	15	5	69	2	45	5	124
4	-6	-6	-1	-2	-4	-12	1	4	14	107	4	53	1	24	9	168
5	-8	-8	-9	-18	1	3	2	8	5	39	7	94	2	45	0	163
6	-3	-3	-2	-4	-3	-9	0	0	3	20	9	119	6	371	10	494
7	-2	-2	-1	-2	0	0	-1	-4	2	18	1	8	2	41	1	59
8	0	0	-5	-10	1	3	0	0	0	1	1	16	0	0	-3	10
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	-19	-19	-11	-22	-3	-9	3	12	16	106	3	37	1	24	-10	129
2	-27	-27	-10	-20	-1	-3	2	8	30	182	8	109	0	0	2	249
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-31	-31	-3	-6	0	0	10	40	27	165	15	191	2	45	20	404
3	-46	-46	-5	-10	-6	-18	13	52	38	225	12	168	1	21	7	392
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-17	-17	0	0	-1	-3	8	32	6	35	2	22	2	48	0	117
2	-19	-19	0	0	0	0	7	28	23	148	2	24	2	51	15	232
3	-13	-13	24	48	0	0	4	16	9	68	5	52	0	0	29	171
4	-18	-18	13	26	1	3	2	8	18	116	8	112	1	24	25	271
H1	-22	-22	-1	-2	-4	-12	1	4	16	106	4	53	1	20	-5	147
2	-19	-19	-4	-8	-2	-6	0	0	16	112	4	60	0	0	-5	139
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

[illegible]

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-11	-11	-7	-14	-7	-21	-3	-12	1	10	4	55	3	99	-20	106
3	-6	-6	-6	-12	-1	-3	0	0	0	0	0	0	0	0	-13	-21
4	-14	-14	-3	-6	1	3	1	4	7	51	3	33	0	0	-5	71
5A	-11	-11	0	0	-3	-9	0	0	7	45	6	87	0	0	-1	112
5B	-9	-9	-2	-4	3	9	5	20	10	64	4	45	0	0	11	125
6	-6	-6	-7	-14	-4	-12	-1	-4	0	-1	-1	-6	2	201	-17	158
7	-4	-4	-6	-12	-4	-12	-1	-4	1	8	-1	-9	5	167	-10	134
8	-4	-4	-11	-22	-9	-27	-3	-12	-3	-16	5	73	7	291	-18	283
9	-2	-2	-2	-4	-1	-3	-1	-4	-3	-20	0	0	2	227	-7	194
10	-7	-7	-7	-14	-1	-3	-2	-8	0	1	0	4	2	231	-15	204
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-1	-2	-1	-3	2	8	2	22	7	102	3	70	12	197
13	-4	-4	-1	-2	0	0	1	4	0	5	0	0	0	0	-4	3
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-3	-9	1	4	5	36	2	27	0	0	6	61
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-2	-17	-1	-12	0	0	-11	-42
19	-4	-4	49	98	2	6	1	4	4	30	4	67	3	99	59	300
20	-6	-6	7	14	3	9	3	12	5	34	2	24	1	21	15	108
K1	-3	-3	-1	-2	-1	-3	-1	-4	-1	-5	0	0	0	0	-7	-17
2	0	0	-5	-10	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-10	-151
3	-2	-2	-1	-2	-3	-9	-1	-4	-2	-12	-1	-10	0	0	-10	-39
4	-6	-6	-7	-14	0	0	0	0	-1	-6	0	0	0	0	-14	-26
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-9	-9	-3	-6	-2	-6	0	0	-5	-30	-1	-12	0	0	-20	-63

| | | |

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	-30	-30	17	34	2	6	12	48	2	2	3	41	0	10	6	111
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-11	-11	-4	-8	-1	-3	3	12	2	15	0	0	2	46	-9	51
4	50	50	3	6	0	0	8	32	1	6	2	20	0	0	64	114
5A	18	18	3	6	0	0	2	8	0	-6	6	72	0	0	29	98
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	3	9	6	24	2	16	0	0	0	0	94	146
2	39	39	8	16	1	3	1	4	3	19	0	0	0	0	52	81
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	38	38	16	32	0	0	6	24	5	27	3	30	0	0	68	151
5A	44	44	-1	-2	0	0	0	0	1	6	0	0	0	0	44	48
5B	23	23	6	12	1	3	1	4	6	46	0	0	0	0	37	88
6	111	111	1	2	1	3	6	24	3	18	0	0	0	0	122	158
7	-21	-21	-1	-2	1	3	1	4	3	10	-1	-21	-11	-21	-29	-38
8	-8	-8	5	10	1	3	6	24	4	29	2	24	2	49	12	131
9	254	254	1	2	0	0	1	4	3	23	2	30	0	0	261	313
10	152	152	3	6	0	0	10	40	1	6	1	10	0	0	167	214
11	374	374	11	22	2	6	0	0	4	27	4	47	1	573	396	1,049
N1	-4	-4	-5	-10	-3	-9	-2	-8	-5	-29	0	0	0	0	-19	-60
2	-2	-2	-2	-4	-1	-3	3	12	3	22	2	22	2	134	5	181
3	-6	-6	-3	-6	0	0	2	8	7	47	0	0	2	63	2	106
4	-1	-1	20	40	15	45	16	64	27	180	59	759	5	143	141	1,230
5A	-7	-7	2	4	1	3	-2	-8	5	40	2	30	1	26	2	88
5B	-11	-11	9	18	-1	-3	2	8	9	63	3	38	3	87	14	200
6	6	6	1	2	2	6	0	0	9	57	4	53	1	30	23	154
7	-7	-7	-2	-4	-1	-3	4	16	5	34	2	29	3	63	4	128
8	-4	-4	-6	-12	0	0	4	16	1	8	1	11	2	81	-2	100
9	-9	-9	-17	-34	-2	-6	1	4	0	0	2	29	0	0	-25	-16
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-15	-15	7	14	1	3	13	52	7	44	3	42	4	91	20	231
13	263	263	15	30	1	3	6	24	5	31	9	116	0	0	299	467
14	-25	-25	1	2	-2	-6	17	68	15	101	7	77	0	0	13	217
15	91	91	9	18	2	6	7	28	2	11	1	10	0	0	112	164

1960 – Dec 31 1967

Net Change--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	284	284	3	6	0	0	17	68	10	67	14	174	4	285	332	884
2	-49	-49	-9	-18	-2	-6	9	36	42	256	16	202	2	57	9	478
3	140	140	30	60	2	6	9	36	5	37	5	62	1	24	192	365
4	44	44	1	2	0	0	0	0	0	0	0	0	0	0	45	46
5A	390	390	1	2	0	0	0	0	0	0	0	0	0	0	391	392
5B	62	62	3	6	3	9	5	20	3	17	4	60	2	44	82	218
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	83	83	3	6	0	0	1	4	1	6	1	16	0	0	89	115
8B	78	78	4	8	1	3	0	0	2	14	1	12	0	0	86	115
9	17	17	2	4	0	0	1	4	3	21	0	0	0	0	23	46
P1	-3	-3	1	2	2	6	7	28	14	97	4	46	1	27	26	203
2	7	7	0	0	0	0	1	4	2	14	3	35	0	30	13	90
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-2	-2	21	42	-1	-3	14	56	27	179	6	77	1	24	66	373
1B	27	27	10	20	1	3	0	0	6	35	1	18	3	66	48	169
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE B

NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3,531	3,531	538	1,076	91	273	332	1,328	700	4,613	403	5,267	137	8,345	5,732	24,433
A1	4	4	0	0	0	0	0	0	2	13	1	12	2	90	9	119
2	1	1	5	10	1	3	1	4	5	32	1	12	3	343	17	405
3	5	5	5	10	0	0	1	4	3	16	0	0	3	156	17	191
4	2	2	5	10	3	9	1	4	4	28	4	55	1	90	20	198
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	1	2	3	9	0	0	4	25	0	0	3	207	13	245
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	1	1	1	2	0	0	0	0	1	6	3	41	1	27	7	77
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	2	351	2	351
13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810

[illegible]

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	1	1	5	10	2	6	0	0	3	20	5	69	2	45	18	151
4	0	0	4	8	0	0	1	4	14	107	5	65	1	24	25	208
5	2	2	0	0	2	6	2	8	6	44	7	94	2	45	21	199
6	3	3	0	0	0	0	0	0	4	28	11	140	6	371	24	542
7	7	7	0	0	0	0	0	0	4	31	4	56	2	41	17	135
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	3	12	18	114	3	37	1	24	25	190
2	0	0	0	0	0	0	2	8	31	188	8	109	0	0	41	305
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	0	0	10	40	27	165	15	191	2	45	60	449
3	1	1	3	6	0	0	16	64	39	233	12	168	1	21	72	493
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	1	1	0	0	0	0	8	32	6	35	2	22	2	48	19	138
2	2	2	2	4	0	0	8	32	23	148	2	24	2	51	39	261
3	2	2	24	48	0	0	5	20	9	68	6	70	0	0	46	208
4	4	4	15	30	3	9	2	8	18	116	8	112	1	24	51	303
H1	1	1	0	0	0	0	2	8	19	122	4	53	1	20	27	204
2	0	0	0	0	0	0	0	0	17	117	4	60	0	0	21	177
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	0	0	3	23	4	55	3	99	10	177
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	1	4	9	57	8	107	0	0	24	177
5B	2	2	1	2	3	9	6	24	10	64	6	70	0	0	28	171
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	1	4	3	21	1	15	5	167	14	213
8	1	1	0	0	0	0	0	0	1	7	13	174	8	333	23	515
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
19	5	5	51	102	2	6	1	4	4	30	4	67	3	99	70	313
20	1	1	10	20	3	9	4	16	6	42	2	24	1	21	27	133
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	13	13	27	54	4	12	13	52	14	97	3	41	1	30	75	299
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	90	90	8	16	0	0	8	32	1	6	2	20	0	0	109	164
5A	52	52	8	16	0	0	2	8	3	18	6	72	0	0	71	166
5B	73	73	0	0	0	0	0	0	23	156	19	206	0	0	115	435
M1	81	81	15	30	3	9	6	24	2	16	0	0	0	0	107	160
2	48	48	9	18	1	3	1	4	3	19	0	0	0	0	62	92
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	50	50	0	0	0	0	0	0	1	6	0	0	0	0	51	56
5B	64	64	13	26	2	6	1	4	6	46	0	0	0	0	86	146
6	136	136	3	6	3	9	6	24	3	18	0	0	0	0	151	193
7	16	16	4	8	2	6	2	8	3	16	0	0	0	0	27	54
8	50	50	9	18	1	3	6	24	5	34	2	24	2	49	75	202
9	261	261	3	6	0	0	1	4	3	23	2	30	0	0	270	324
10	163	163	3	6	0	0	10	40	1	6	1	10	0	0	178	225
11	423	423	12	24	3	9	3	12	4	27	4	47	1	573	450	1,115
N1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
2	0	0	1	2	0	0	3	13	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	8	54	0	0	2	63	14	127
4	16	16	22	44	15	45	19	76	27	180	59	759	5	143	163	1,263
5A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5B	2	2	11	22	0	0	2	8	9	63	3	38	3	87	30	220
6	13	13	6	12	3	9	2	8	9	57	4	53	1	30	38	182
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	13	52	7	44	3	42	4	91	46	262
13	275	275	15	30	1	3	6	24	5	31	9	116	0	0	311	479
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	155	155	16	32	2	6	8	32	2	11	1	10	0	0	184	246

1960-1967

New Construction--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	301	301	12	24	0	0	17	68	10	67	14	174	4	285	358	919
2	2	2	2	4	2	6	9	36	42	256	15	202	2	57	74	563
3	173	173	31	62	2	6	9	36	5	37	5	62	1	24	227	400
4	46	46	1	2	0	0	0	0	0	0	0	0	0	0	47	48
5A	395	395	1	2	0	0	0	0	0	0	0	0	0	0	396	397
5B	84	84	4	8	3	9	5	20	3	17	4	60	2	44	105	242
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	3	6	0	0	1	4	1	6	1	16	0	0	100	126
8B	107	107	5	10	1	3	0	0	2	14	1	12	0	0	116	146
9	63	63	6	12	1	3	1	4	3	21	0	0	0	0	74	103
P1	7	7	3	6	2	6	7	28	15	103	4	46	1	27	39	223
2	9	9	0	0	0	0	1	4	2	14	3	35	0	0	15	62
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	26	26	28	56	1	3	15	60	27	179	6	77	1	24	104	425
1B	27	27	10	20	1	3	1	4	6	35	1	18	3	66	49	173
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE C

DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1967

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit.	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,427	1,427	418	838	125	375	58	232	135	902	39	492	9	327	2,211	4,593
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
4	10	10	4	8	2	6	1	4	2	11	0	0	0	0	19	39
5	1	1	1	2	0	0	1	4	0	0	0	0	0	0	3	7
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	5	5	3	6	0	0	0	0	0	0	0	0	0	0	8	11
8	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
9	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	4	4	7	14	0	0	1	4	1	5	0	0	0	0	13	27
4	6	6	5	10	4	12	0	0	0	0	1	12	0	0	16	40
5	10	10	9	18	1	3	0	0	1	5	0	0	0	0	21	36
6	6	6	2	4	3	9	0	0	1	8	2	21	0	0	14	48
7	9	9	1	2	0	0	1	4	2	13	3	48	0	0	16	76
8	7	7	5	10	0	0	0	0	1	6	1	12	0	0	14	35
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	19	19	11	22	3	9	0	0	2	11	0	0	0	0	35	61
2	27	27	10	20	1	3	0	0	1	6	0	0	0	0	39	56
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	35	35	5	10	0	0	0	0	0	0	0	0	0	0	40	45
3	47	47	8	16	6	18	3	12	1	8	0	0	0	0	65	101
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	18	18	0	0	1	3	0	0	0	0	0	0	0	0	19	21
2	21	21	2	4	0	0	1	4	0	0	0	0	0	0	24	29
3	15	15	0	0	0	0	1	4	0	0	1	18	0	0	17	37
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
H1	23	23	1	2	4	12	1	4	3	16	0	0	0	0	32	57
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	11	11	7	14	7	21	3	12	2	13	0	0	0	0	30	71
3	6	6	6	12	1	3	1	4	0	0	0	0	0	0	14	25
4	16	16	6	12	1	3	0	0	0	0	0	0	0	0	23	31
5A	14	14	3	6	3	9	1	4	2	12	2	20	0	0	25	65
5B	11	11	3	6	0	0	1	4	0	0	2	25	0	0	17	46
6	7	7	7	14	4	12	2	8	1	9	2	23	0	0	23	73
7	6	6	8	16	4	12	2	8	2	13	2	24	0	0	24	79
8	5	5	11	22	9	27	3	12	4	23	8	101	1	42	41	232
9	2	2	2	4	1	3	1	4	3	20	0	0	0	0	9	33
10	7	7	8	16	1	3	2	8	3	19	1	11	0	0	22	64
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	0	0	1	2	1	3	0	0	2	11	0	0	0	0	4	16
13	4	4	1	2	0	0	0	0	2	12	0	0	0	0	7	18
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	3	9	0	0	2	13	0	0	0	0	7	25
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
20	7	7	3	6	0	0	1	4	1	8	0	0	0	0	12	25
K1	3	3	1	2	1	3	1	4	1	5	0	0	0	0	7	17
2	0	0	5	10	1	3	1	4	2	14	0	0	1	120	10	151
3	2	2	1	2	3	9	1	4	2	12	1	10	0	0	10	39
4	6	6	7	14	0	0	0	0	1	6	0	0	0	0	14	26
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	9	9	3	6	2	6	1	4	5	30	1	12	0	0	21	67

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	188
2	22	22	9	18	1	3	0	0	3	18	1	12	0	0	36	73
3	11	11	6	12	2	6	1	4	1	5	0	0	0	0	21	38
4	40	40	5	10	0	0	0	0	0	0	0	0	0	0	45	50
5A	34	34	5	10	0	0	0	0	3	24	0	0	0	0	42	68
5B	10	10	0	0	0	0	0	0	20	160	0	0	0	0	30	170
M1	12	12	1	2	0	0	0	0	0	0	0	0	0	0	13	14
2	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	20	20	5	10	0	0	0	0	0	0	0	0	0	0	25	30
5A	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
5B	41	41	7	14	1	3	0	0	0	0	0	0	0	0	49	58
6	25	25	2	4	2	6	0	0	0	0	0	0	0	0	29	35
7	37	37	5	10	1	3	1	4	0	0	0	0	1	21	45	75
8	58	58	4	8	0	0	0	0	1	5	0	0	0	0	63	71
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	49	49	1	2	1	3	3	12	0	0	0	0	0	0	54	66
N1	6	6	5	10	3	9	2	8	5	29	0	0	0	0	21	62
2	2	2	3	6	1	3	0	0	1	6	0	0	0	0	7	17
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29
5B	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
6	7	7	5	10	1	3	2	8	0	0	0	0	0	0	15	28
7	7	7	3	6	1	3	0	0	0	0	0	0	0	0	11	16
8	4	4	7	14	0	0	0	0	1	5	1	11	0	0	13	34
9	9	9	17	34	2	6	0	0	3	17	0	0	0	0	31	66
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	22	22	3	6	1	3	0	0	0	0	0	0	0	0	26	31
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	28	28	11	22	3	9	0	0	1	5	0	0	0	0	44	72
15	64	64	7	14	0	0	1	4	0	0	0	0	0	0	72	82

Demolition--contd

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
01	17	17	9	18	0	0	0	0	0	0	0	0	0	0	26	35
2	51	51	11	22	4	12	0	0	0	0	0	0	0	0	66	85
3	33	33	1	2	0	0	0	0	0	0	0	0	0	0	34	35
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	22	22	1	2	0	0	0	0	0	0	0	0	0	0	23	24
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
8B	29	29	1	2	0	0	0	0	0	0	0	0	0	0	30	31
9	46	46	4	8	1	3	0	0	0	0	0	0	0	0	51	57
P1	10	10	2	4	0	0	0	0	1	6	0	0	0	0	13	20
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	7	14	2	6	1	4	0	0	0	0	0	0	38	52
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

Source: San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

This report was written by Mr. James Paul, Urban Sociologist. Direction in data analysis was given by Mr. Maurice Groat, Senior Planner in charge of the Community Analysis and Research section of the Department of City Planning. Research assistance was provided by Miss Kathleen Cullinan, and graphic assistance by Miss Eda Kavin, under the supervision of Mr. Frank Hendricks, Senior City Planning Draftsman. Clerk-typist was Miss Lenora Lee.

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1968

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · MAY 1969

CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1968

San Francisco Department of City Planning, May 1969

C O N T E N T S

TABLES

I L L U S T R A T I O N S

S U M M A R Y

1. New construction and demoliton resulted in only minor net increases in the housing supply in 1968. The greatest net increase in units occurred in large apartment buildings of twenty or more units.

2. Only 1,406 housing units were added to the housing inventory in 1968. This was a slight increase over the previous year but significantly below the production level for the period 1960-1966.

3. Construction of single-family homes totaled 112 units or 8 percent of all units built in 1968. This figure represents the smallest number of single-family homes built in the 1960-1968 period.

4. The slump in new construction, which has been continuing since 1966, can be attributed to San Francisco's diminishing supply of vacant land for residential development, the concomitant costs of property acquisition and increases in the cost of construction.

5. Demolitions increased over the volumes for the last two years. There were 628 housing units demolished in 1968 compared to 523 units demolished last year and 404 in 1966.

6. Seven out of every ten units removed last year were the result of public actions. Most of these units were substandard housing in renewal areas.

7. Within San Francisco new construction and demoliton activities were concentrated in certain areas of the City. The majority of districts experienced only slight changes in their housing supply.

8. All available information indicates that San Francisco is facing a severe housing shortage. The slump in new construction is likely to intensify current housing deficiencies. Both public and private actions in recent years have fallen far short of the levels of production needed to improve and expand the housing inventory.

INTRODUCTION

This is the third of an annual series of studies describing changes in San Francisco's housing inventory resulting from completed new construction, demolition, and conversion actions. These studies are intended to provide up-to-date information for use by both public agencies and private concerns. A year-by-year analysis of changes in the housing supply provides private investors with a measurement of the "effective market demand" for housing in San Francisco, the volume of investments in residential construction, and an indication of where changes in the housing stock have occurred. From the standpoint of public agencies and officials, the information contained in these reports can be a means of evaluating public policies and programs directed toward meeting San Francisco's housing needs. Information from previous housing inventory reports has been used in a number of studies and reports including the "Bay Area Transportation Study", the Bay Area System Simulation Study", the "Wisconsin Street Housing Study", the South Bayshore Study", and the "Workable Program for San Francisco."

Changes in the Housing Inventory--1968 incorporates data provided in earlier reports published for the years 1960-1966 and 1967. The current report provides, therefore, not only an indication of housing activity during the past year, but also a summary of all changes which have occurred since the last Census of Housing. Slight changes have been made in this year's report in the City's district boundaries. These changes have been made so that the districts conform to the general divisions now used by the Department of City Planning in its area planning program. These divisions, like those used in the past housing inventory reports, follow census tract boundaries to provide a common base with census information and other published data.

It should be noted that the Department of City Planning is supplementing and expanding its studies of housing in San Francisco through a special series of reports. These studies include (1) a background report of housing policies in San Francisco; (2) an analysis of current housing issues; (3) a special survey of vacancy, rents, prices, and housing conditions; and (4) a short-range Improvement Plan for Residence. These studies, together with this report, will provide the first comprehensive assessment of San Francisco housing needs since the 1960 U. S. Census.

Experience of the last two years strongly shows the need for continuing the present report and incorporating an annual survey of the housing market such as is being currently undertaken. New

Workable Program requirements of the Federal Government will render this expansion essential for recertification of federally assisted programs. The establishment of an on-going housing needs assessment would provide the Mayor's office, the Board of Supervisors, and other public and private concerns with an informed basis for decision-making in matters relating to San Francisco's critical housing problems.

SAN FRANCISCO HOUSING PROFILE

The yearly changes which occur in San Francisco's housing supply through new construction and demolition are closely related to the size and characteristics of the existing housing stock. New construction, for example, is largely a response to a market demand for housing which is not being satisfied by the standing inventory. In the period from 1960-1967, our previous studies have shown that the demand for apartments in the city has resulted in a significant increase in the existing inventory of units in large, ten or more unit apartment buildings. The total growth and basic changes in the housing inventory from 1960 through 1967 are summarized in Table 1.

Table 1

San Francisco Housing Stock, 1960 and 1967

	1960		1967		Percent Increase
Structure Type	Units	Percent	Units	Percent	1960 and 1967
Single family	110,236	36	112,340	34	2
2	37,973	12	38,210	12	1
3-4	31,546	10	32,538	10	3
5-9	33,216	11	36,927	11	11
10 or more	97,565	31	110,305	33	13
Total	310,536	100	330,320	100	6.4

Source: San Francisco Department of City Planning, 1969.

The above figures show an overall increase of 6.4 percent in the number of housing units in San Francisco for the seven-year period. Single-family and other structures containing four units or less have slightly increased since 1960, while apartment buildings of five or more units have accounted for the major increases in the housing stock. The changes which occurred in 1968 in the housing supply reflect the general 1960-1967 trends.

Net Change in 1968

The net change in the housing inventory last year was slightly above the total for 1967, but again quite small in relation to the existing housing supply.

Table 2

Net Change in Housing Structures and Units, 1968*

Structure Type	No. of Structures	No. of Units
Single Family	1	1
2	-37	-74
3	-10	-30
4	14	56
5-9	-3	-16
10-19	2	41
20 or more	12	800
Total	-21	778

* New construction minus demolitions.
Source: San Francisco Department of City Planning, 1969.

Although there was a total net increase of 778 housing units in 1968, the number of residential buildings in San Francisco actually decreased. This was the result of a concentration of construction activity in a few large apartment buildings coupled with a concentration of demolition action in a greater number of small residential buildings. Consequently, the construction of a few large buildings offset the loss of units caused by demolition of smaller residential structures. For example, the table shows that in structures with fewer than 20 units there was an overall net loss of 33 structures and 22 units, while in structures with more than 20 units there was a net gain of 12 structures and 800 units. The minor net change in total units reflect a pattern of construction and demolition activity which has been continuing over the past few years. This change indicates new construction has decreased significantly from previous years while demolition actions have increased. In 1968, for instance, for every 100 units newly constructed, 45 were removed from the stock by various demolition actions. Factors underlying these trends will be discussed

in the pages which follow.

Combining last year's net changes in structures and units with the total inventory, the updated housing inventory for 1968 is derived. Table 3 shows the composition of the housing inventory as of December 31, 1968. Briefly, the San Francisco housing inventory is estimated at 331,098 units of which two-thirds are contained in multi-unit structures and one-third is single-family homes. Since 1960, the housing supply has increased by 6.6 percent or 20,562 units. Only 2,105 of the increase in units were single-family homes compared to an increase of almost 14,000 dwellings in structures of 10 or more units.

Table 3

San Francisco Housing Stock, December 31, 1968

Structure Type	No. of Units	Percent	Percent Increase 1960 to 1968
Single Family	112,341	34	2
2	38,136	11	1
3-4	32,564	10	3
5-9	36,911	11	11
10+	111,146	34	14
Total	331,098	100	6.6

Source: San Francisco Department of City Planning, 1969.

New Construction, 1968

There has been a growing concern in the past few years over the rate of new construction in San Francisco. This is based on the recognition that new construction is an important means of maintaining and improving the quality of the housing inventory. The addition of new units provides greater housing opportunities for the existing population, for new households who move to the city, and for those who live in substandard housing because there are no other alternatives. Although low-income families normally cannot afford newly constructed housing, they may indirectly benefit from the expansion of the housing inventory, provided that expansion is of significant volume. As some higher-income families move into new housing, the units they vacate become a potential resource for families who cannot afford new housing.

Beyond the need to increase housing opportunities, a certain volume of construction is essential to allow for the replacement of housing which becomes obsolete or substandard through aging, lack of maintenance, or natural calamities. The San Francisco Community Renewal Program pointed out an important relationship between age and condition, noting that almost all of the city's substandard housing was more than thirty years old. Because three-fourths of the housing units in San Francisco are more than thirty years of age, the need to maintain a high level of new construction to replace aging housing is a serious concern. Under Federal requirements, even substandard units cannot be replaced unless there is other housing available for families to be displaced.

According to records of the Department of Public Works, 24,433 housing units were constructed in San Francisco from 1960 to 1967. In 1967 the volume of new construction had dropped to 1,297 units, the lowest in the period. During 1968, records of final completions show that new construction increased slightly over production in 1967 totaling 1,406 units for the year. This small increase in new construction is still substantially below the average volume of construction (2,871 units) for the period from 1960 to 1966. Table 4 indicates the number of structures and units constructed annually since 1960. The number of units (1,406) constructed in 1968 amounts to only one-third of the units built in 1964 (4,638) when construction was at its peak. The total combined output of new units over the past two years is still lower than the yearly averages from 1962 to 1966.

Table 4

Residential Construction, 1960-1968
Number and Percent of Structure and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	12.2	1,850	7.2
1961	794	13.3	2,360	9.1
1962	866	14.5	3,483	13.5
1963	982	16.5	3,552	13.7
1964	880	14.7	4,638	17.9
1965	751	12.6	4,253	16.5
1966	482	8.1	3,000	11.7
1967	247	4.1	1,297	5.0
1968	236	4.0	1,406	5.4
Total	5,966	100	25,839	100

Source: San Francisco Department of City Planning, 1969

Construction reports published by the Department of Commerce of all building permits issued in the nine-county Bay Area in 1968 indicate that San Francisco is considerably behind the other counties in the metropolitan area in the production of new housing. Based on their records of authorized construction, San Francisco ranked next to last in the nine-county area in 1968 in both volume and dollar value of residential building permits. Of the total 41,520 housing units authorized for construction in the Bay Area last year, only 3 percent, or 1,229, were located in San Francisco. Santa Clara was the leading county with 17,565 units authorized, or 42 percent of the Bay Area total. We can anticipate that residential construction in San Francisco completed during 1969 will continue to fall short of desired levels established by the Community Renewal Program, given the small number of building permits issued last year.

Certain general trends in new construction in San Francisco were repeated in 1968 even though the magnitude of activity was considerably less than in previous years. Since 1960 construction has been concentrated in large apartment buildings accompanied by a decrease in building of single-family homes. Table 5 shows that the number of structures and units constructed by structure type in 1968 follows this pattern.

Table 5

Residential Construction, 1968
Number and Percent of Structures and Units by Structure Type

Structure Type	Number of Structures	Percent	Number of Units	Percent
Single Family	112	47.7	112	8.0
2	41	17.3	82	5.8
3	17	7.2	51	3.6
4	26	11.0	104	7.4
5-9	18	7.6	125	8.9
10-19	10	4.2	132	9.4
20+	12	5.0	800	56.9
Total	236	100	1,406	100

Source: San Francisco Department of City Planning, 1969.

About 57 percent of the units constructed in 1968 were built in structures with twenty units or more compared to 8 percent built in single family homes. Altogether, nearly 1300 of the 1406 units constructed were built in multi-family dwellings. In fact, the 112 single family homes built last year represent the smallest number of such buildings constructed since 1960.

A number of factors have contributed to the slowdown in new construction and to the trend toward building high-density, multi-family structures. Perhaps two of the more important factors in this regard are San Francisco's limited size and diminishing resource of vacant land. Compared to other major cities across the country, San Francisco is one of the most densely populated and limited in area. Vacant land suitable for residential development is scarce. According to the 1961 - 1964 Land Use Survey between 1948 and 1964 the amount of vacant land in San Francisco, excluding tidelands, beaches, public open space and redevelopment areas, decreased by 2200 acres or from 3590 to 1370 acres. Prime developable land in large parcels have already been consumed. The 1370 acres of vacant land remaining in 1964 includes sites some of which are available and/or suitable for residential development and others which for a variety of reasons are not. In any case, it is apparent that all vacant land cannot be counted upon solely as a resource for residential development.

Because of the shortage of vacant land, property acquisition is extremely expensive. This makes most low density housing, especially single family housing, too costly to build. Developers and consumers cannot match prices in suburban areas where large tracts of undeveloped land are available at lower costs. Consequently, most new housing in San Francisco is built in multi-family structures to make maximum use of available sites and produce a greater return for the investor. Apartment construction in San Francisco is also a response to the changing composition of the City's population. There is an increasing number of young and elderly single persons in the city who have created a greater demand for rental housing. This has produced a greater number of studio and one bedroom units which are less expensive to construct than family housing.

Construction costs are another factor which has contributed to the slump in residential building activity. Nationally, the cost of construction in 1968 increased to 40 percent over the base years, 1957 - 1959, according to statistics furnished by the U. S. Department of Labor. As a case in point, the average estimated cost of building a single-family home in San Francisco jumped by $1300, from $29,600 to $30,919, since last year. Average estimated construction costs for all structures built in 1968 are presented in Table 6. These do not include costs incurred for property acquisition, mortgage interest, taxes, insurance, or other related investment costs. Based on building costs alone, therefore, the price of constructing a single-family home in San Francisco averaged nearly $31,000 in 1968. In view of these construction costs alone, it is obvious why it is so difficult to provide additional housing in the city that low- and moderate-income families can afford.

Table 6

Estimated Costs of Construction per Structure and Unit by Structure Type

Structure	Total Est. Costs	Average Cost/Str.	Average Cost/Unit
Single Family	$3,462,880	$30,919	$30,919
2	1,963,000	47,878	23,939
3	1,001,000	58,882	19,627
4	1,631,400	62,746	15,687
5-9	1,833,600	101,867	14,669
10-19	1,716,600	171,660	13,005
20+	11,781,293	981,774	14,727
Total	23,389,773	99,109	16,636

Source: San Francisco Department of City Planning, 1969. From records of completed new construction in the Bureau of Building Inspection, Department of Public Works.

Demolition, 1968

Housing is demolished for a variety of reasons including age, condition, safety, and certain financial considerations. When housing becomes substandard or obsolete, it is generally desirable that these units be removed from the stock. Yet in times of a serious housing shortage, the life span of even deteriorated housing may be prolonged. For this reason, the growth and expansion of the housing supply is especially important because it provides an opportunity to remove and replace housing which is no longer suitable for residential use. In San Francisco, the recent slowdown in new residential construction has made the level of demolition activity a matter of concern. This concern is founded on the fact that demolition actions decrease the supply of low-cost housing and add to the problems of low-income familes seeking suitable homes.

The dilemma caused by the need to remove substandard housing and at the same time to increase the supply of quality housing for low- and moderate-income households is further complicated by the scarcity of vacant land in San Francisco. In essence, the shortage of land for residential development requires that some existing housing be removed before new units can be constructed, but the demolition of existing housing requires an immediate supply of replacement housing to absorb displaced families. The shortage of vacant land also increases the value of land and residential demolition may frequently occur because the land is more valuable for other purposes. Studies indicate, for instance, that in areas where higher densities or uses are permitted many single-family homes have been removed to make way for new developments.

During 1968 a total of 157 residential structures containing 628 housing units were demolished by public and private actions in San Francisco. These totals do not include rooms in hotels and units in temporary public housing. (The latter, constructed during World War II and the Korean conflict, were vacated during the year in compliance with mandatory removal of temporary housing by 1970). While the volume of demolition activity in 1968 is not significant in relation to the total 331,000 units in the housing inventory, it does represent an increase over the preceding two years. Annual totals of structures and units demolished since 1960 are shown in Table 7. It should be noted that although the number of units removed last year is less than the peak of demolition activity during 1964 and 1965, new construction was at a high during those years thus minimizing the effect of removals. Consequently, demolitions have increased in relation to the number of units constructed and in 1968 actually exceeded new construction activity in numbers of structures.

Table 8 points out some important differences in the frequency with which various types of structures are demolished. Perhaps of greatest significance is the fact that one-and two-family dwellings comprise three-fourths of the units removed during the year. There were no structures of 20 or more units demolished (excluding hotels) and only eight structures with 10 or more units. As noted above, demolition often occurs for economic considerations. Single-family and small multi-family structures may be removed in order to re-use land for a development which will yield a greater return to the owner or investor. Sometimes, when certain improvements are required, it may be less costly to tear down a single- or two-family structure than it would be to carry out the improvements. On the other hand, where large apartment buildings are concerned, rehabilitation is usually a more feasible alternative. Such buildings are normally only demolished by public actions for reasons of health, safety and welfare.

Table 7

Demolition, 1960-1968
Number and Percent of Structures and Units by Year

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	8.6	621	11.9
1961	216	8.7	481	9.2
1962	247	10.0	445	8.5
1963	356	14.4	618	11.8
1964	383	15.6	702	13.5
1965	393	15.9	799	15.3
1966	201	8.1	404	7.8
1967	204	8.3	523	10.0
1968	257	10.4	628	12.0
Total	2,469	100	5,221	100

Source: San Francisco Department of City Planning, 1969.

Table 8

Demolition, 1968
Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	111	43.2	111	17.7
2	78	30.3	156	24.8
3	27	10.5	81	12.9
4	12	4.7	48	7.6
5-9	21	8.2	141	22.5
10-19	8	3.1	91	14.5
20 +	0	0.0	0	0.0
Total	257	100	628	100

Source: San Francisco Department of City Planning, 1969.

Public actions account for 70 percent of the total units demolished in 1968. Altogether 160 residential structures were removed containing 439 units. Two-thirds of the units were contained in multi-family structures and one-third in single-family homes. Most of the housing demolished by public actions were substandard units in redevelopment areas. There were 408 units removed in redevelopment areas and 31 units removed during the year for other public improvements including highway widenings, rapid transit construction and community facilities. The units demolished in renewal areas will be replaced by new housing primarily for people with low and moderate incomes. A summary of all housing to be constructed by public action in the coming year can be found in the concluding section of this paper. Also, the Appendix includes a summary of all new housing planned and built in renewal areas.

Table 9

Demolition by Public Action, 1968
Number and Percent of Structures and Units by Structure Type

Structure	No. of Structures	Percent	No. of Units	Percent
Single Family	52	32.5	52	11.8
2	48	30.0	96	21.9
3	23	14.4	69	15.7
4	15	9.4	45	10.2
5-9	17	10.6	117	26.7
10-19	5	3.1	60	13.7
20 +	0	0.0	0	0.0
Total	160	100	439	100

Source: San Francisco Department of City Planning, 1969.

Conversions, 1968

A limited amount of change in the housing inventory results from conversions of existing structures. Generally speaking, conversions refer to additions or deletions of units in existing buildings including gains or losses resulting from changes in the use of

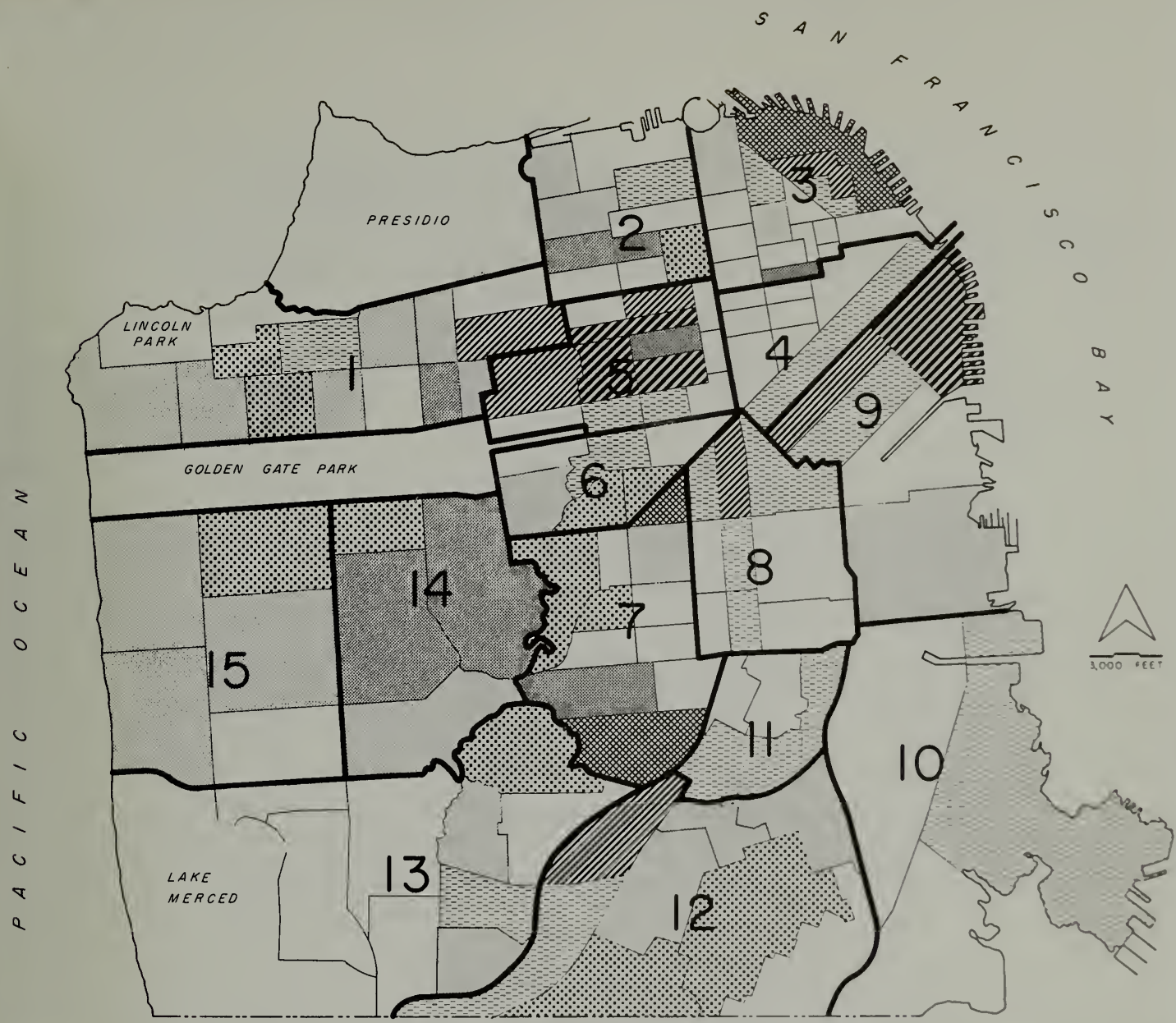
the building from residential to non-residential or vice versa. Conversions do not include alterations affecting building size or quality if they do not produce a change in the number of units the building contains. Many alterations are made each year to improve existing residences by remodeling the structure, adding additional rooms and so forth; however, unless these changes result in the addition or deletion of a housing unit, they do not quantitatively affect the housing supply.

Because conversions are often undertaken illegally, i.e., without a permit, it is difficult to establish exactly how many units are lost or gained through conversion actions. Studies indicate that legal conversions usually result in a decrease in the housing supply. Frequently, these units are illegally constructed and then eliminated through code enforcement actions. While there are some changes to the housing supply through conversions, the overall effect of such actions are insignificant Official city records indicate a net loss of slightly more than 400 units since 1960. It is possible, of course, that many more units were added or deleted illegally. Because of the relative insignificance of conversions on the housing inventory and the lack of reliable information concerning these actions, they will not be analyzed at any further detail in this report.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

This section of the report illustrates the changes in the housing inventory by various districts in San Francisco. For purposes of analysis, the city has been divided into fifteen districts or planning divisions. These divisions represent major areas of the city used by the Department of City Planning in its area planning program. Each of the areas have been further subdivided into census tracts to illustrate differences in activity within districts. Following the district maps and tables is a summary of the most significant area changes. In addition, detailed tables of net change, new construction, and demolition by individual census tracts are provided in the appendix of the report. This statistical information furnishes a complete tabulation of all changes in the housing inventory which have occurred since the 1960 U. S. Census.

As could be expected, there are significant differences in the changes occurring in the various districts of the city. In some areas the housing stock has increased and in others it has declined, but perhaps of more significance is the fact that most areas have undergone little change. The differences among districts are indicated in the following tables in terms of changes in total units and changes in units by structure types. Separate tables are presented for net change, new construction, and demolition.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1968

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
-26 TO -149	4
-6 TO -25	7
-1 TO -5	18
0	54
1 TO 5	22
6 TO 25	12
26 TO 125	7
126 TO 433	3

DIVISIONS
1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 10

San Francisco Districts in Rank Order
of Net Change in Units, 1968

Rank	Map No.	District	No. of Units
1	3	Northeast	466
2	7	Central	348
3	14	Inner Sunset	160
4	1	Richmond	74
5	2	Marina	53
6	6	Buena Vista	19
7	12	South Central	16
8	15	Outer Sunset	15
9	13	Ingleside	11
10	10	South Bayshore	-1
11	4	Downtown	-3
12	11	South Central	-4
13	8	Mission	-17
14	9	South of Market	-57
15	5	Western Addition	-302
Total			778

Source: San Francisco Department of City Planning, 1969.

TABLE 11

San Francisco Districts in Rank Order of Net Change in Units by Structure Type, 1968

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	35	Central	59	Central	88	Marina	58	Northeast	463
2	South Central	13	Richmond	35	Richmond	16	Central	46	Central	120
3	Ingleside	7	Inner Sunset	35	Inner Sunset	8	Richmond	18	Inner Sunset	110
4	Inner Sunset	7	Outer Sunset	16	Buena Vista	6	Inner Sunset	0	Western Addition	84
5	Marina	1	Buena Vista	12	Downtown	0	Buena Vista	0	Richmond	23
6	Buena Vista	1	Northeast	9	Mission	0	Downtown	0	Marina	0
7	South Bayshore	0	Ingleside	4	South Bayshore	0	South Bayshore	0	Buena Vista	0
8	Northeast	-1	South Central	3	Bernal Heights	0	Bernal Heights	0	Downtown	0
9	Bernal Heights	-1	Downtown	0	South Central	0	South Central	0	South Bayshore	0
10	Outer Sunset	-1	South Bayshore	-1	Ingleside	0	Ingleside	0	Bernal Heights	0
11	Mission	-2	Bernal Heights	-3	Outer Sunset	0	Outer Sunset	0	South Central	0
12	Downtown	-3	Mission	-5	Marina	0	Northeast	0	Ingleside	0
13	South of Market	-4	Marina	-6	Northeast	-5	South of Market	0	Outer Sunset	0
14	Richmond	-18	South of Market	-29	South of Market	-24	Mission	-10	South of Market	0
15	Western Addition	-33	Western Addition	-177	Western Addition	-105	Western Addition	-71	Mission	0
Totals		+1		-48		-16		41		800

Source: San Francisco Department of City Planning, 1969

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1968
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	69
1 TO 4	26
5 TO 9	12
10 TO 19	9
20 TO 99	7
100 TO 433	4

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIOE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 12

San Francisco Districts in Rank Order of Number and Percent of Units Constructed, 1968

District	Rank	No. of Units	Percent
Northeast	1	486	34.6
Central	2	351	25.0
Inner Sunset	3	178	12.7
Richmond	4	113	8.0
Western Addition	5	92	6.5
Marina	6	64	4.6
South Central	7	39	2.8
Buena Vista	8	26	1.8
Ingleside	9	20	1.4
Outer Sunset	10	19	1.3
South Bayshore	11	7	.5
Bernal Heights	12	5	.4
South of Market	13	3	.2
Mission	14	3	.2
Downtown	15	0	0.0
Total		1,406	100.0

Source: San Francisco Department of City Planning, 1969.

TABLE 13

San Francisco Districts in Rank Order of Units Constructed by Structure Type, 1968

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	38	Central	59	Central	88	Marina	58	Northeast	463
2	South Central	32	Inner Sunset	47	Richmond	16	Central	46	Central	120
3	Ingleside	16	Richmond	46	Inner Sunset	8	Richmond	28	Inner Sunset	110
4	Inner Sunset	13	Buena Vista	19	Northeast	7	Inner Sunset	0	Western Addition	84
5	South Bayshore	5	Outer Sunset	16	Buena Vista	6	Northeast	0	Richmond	23
6	Outer Sunset	3	Northeast	15	Outer Sunset	0	Buena Vista	0	Marina	0
7	Marina	2	Western Addition	8	Western Addition	0	Outer Sunset	0	Buena Vista	0
8	Northeast	1	South Central	7	South Central	0	Western Addition	0	Outer Sunset	0
9	Buena Vista	1	Marina	4	Marina	0	South Central	0	South Central	0
10	Bernal Heights	1	Bernal Heights	4	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
11	Downtown	0	Ingleside	4	Ingleside	0	Ingleside	0	Ingleside	0
12	Richmond	0	Mission	3	Mission	0	Mission	0	Mission	0
13	Western Addition	0	South of Market	3	South of Market	0	South of Market	0	South of Market	0
14	South of Market	0	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Bayshore	0
15	Mission	0	Downtown	0	Downtown	0	Downtown	0	Downtown	0
Totals		112		237		125		132		800

Source: San Francisco Department of City Planning, 1969

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1968

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	66
1 TO 4	41
5 TO 9	9
10 TO 19	6
20 TO 150	5

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Table 14

San Francisco Districts in Rank Order of Number and Percent of Units Demolished, 1968

District	Rank	No. of Units	Percent
Western Addition	1	394	62.7
South of Market *	2	60	9.6
Richmond	3	46	7.3
South Central	4	23	3.7
Mission	5	20	3.2
Inner Sunset	6	18	2.9
Northeast	7	13	2.1
Marina	8	11	1.7
Bernal Heights	9	9	1.4
Ingleside	10	9	1.4
South Bayshore	11	8	1.3
Buena Vista	12	7	1.1
Outer Sunset	13	4	.6
Central	14	3	.5
Downtown	15	3	.5
Total		628	100.0

* Not including hotel rooms in the South of Market Redevelopment Area.

Source: San Francisco Department of City Planning, 1969.

Table 15

San Francisco Districts in Rank Order of Units Demolished by Structure, 1968

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Western Addition	33	Western Addition	185	Western Addition	105	Western Addition	71	Western Addition	0
2	Richmond	19	South of Market	32	South of Market	24	Richmond	10	Richmond	0
3	South Central	19	Inner Sunset	12	Northeast	6	Mission	10	Mission	0
4	Ingleside	9	Richmond	11	Richmond	6	South of Market	0	South of Market	0
5	Inner Sunset	6	Marina	10	Inner Sunset	0	Northeast	0	Northeast	0
6	South Bayshore	5	Mission	8	Marina	0	Inner Sunset	0	Inner Sunset	0
7	South of Market	4	Buena Vista	7	Mission	0	Marina	0	Marina	0
8	Outer Sunset	4	Bernal Heights	7	Buena Vista	0	Buena Vista	0	Buena Vista	0
9	Central	3	Northeast	6	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
10	Downtown	3	South Central	4	South Central	0	South Central	0	South Central	0
11	Mission	2	South Bayshore	3	South Bayshore	0	South Bayshore	0	South Bayshore	0
12	Bernal Heights	2	Central	0	Central	0	Central	0	Central	0
13	Northeast	1	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Marina	1	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
15	Buena Vista	0	Downtown	0	Downtown	0	Downtown	0	Downtown	0
Totals		111		285		141		91		0

Source: San Francisco Department of City Planning, 1969

DISTRICT HIGHLIGHTS

Net Change

Of the fifteen districts shown in the preceding maps and tables, there were nine areas with a net increase in units in 1968 and six areas with a net decrease. Among areas in the city with a net gain in units, the greatest increases occurred in the Northeast and Central districts. In the Northeast area the net change in units occurred almost completely in large apartment complexes, while changes in the Central area occurred in a variety of structure types. Other areas with notable net increases in housing were the Inner Sunset, Richmond, and Marina districts. Increases in the Buena Vista, South Central, Outer Sunset, and Ingleside areas were relatively insignificant. Considering areas with a net decrease in housing during 1968, the greatest loss in units occurred in the Western Addition with a total net loss of 302 housing units. A decrease of 57 units, not including hotel rooms, ranked the South of Market area second in net losses. Very slight net decreases also occurred in the Mission, South Central, Downtown, and South Bayshore communities.

New Construction

Residential construction was heavily concentrated in two areas of San Francisco in 1968, the Northeast and Central districts. The Northeast area contained more than one-third of all new units completed in the city last year. This was primarily the result of the final completion of the North Point apartment development consisting of five structures with 430 units. Second in new units, the Central district contained 25 percent of all units constructed in 1968. Unlike the Northeast area, construction in the Central district occurred in a range of structure types. As a case in point, more single-family and small multi-family structures were built in the Central area than in any other part of the city. In the Inner Sunset, third highest ranking area, completion of the Woodside low-rent housing for the elderly accounted for 110 of the 178 units constructed. Noteworthy increases in apartment units occurred in the Richmond area. Among the remaining areas, residential construction was limited to less than 100 units. In fact, in five districts combined -- South Bayshore, Bernal Heights, South of Market, Mission, and Downtown -- a total of less than 20 units were built in 1968.

Demolition

Demolitions in San Francisco were markedly concentrated in two districts of the city because of public actions. Of most

significance is the fact that 63 percent of all housing units demolished in 1968 were in the Western Addition. The South of Market area contained an additional 10 percent of the city-wide demolitons, not including a sizable number of hotel rooms which are not considered in this report. Both the Western Addition and the South of Market are redevelopment areas accounting for the concentration of demoliton action. Except for the Richmond district, where for the past several years many single-family units have been removed and replaced with higher density housing, residential demolitons in the other areas of San Francisco were limited in number and evenly distributed. Table 16 contains the adjusted housing inventory by district as a result of all changes in the housing stock during 1968.

Table 16

The 1968 Housing Inventory
by District and Structure Type

District		Units Structure			
Map No.	Name	Single Family	2-4	5 or More	Total
1	Richmond	12,273	11,464	8,750	32,487
2	Marina	3,242	5,707	15,246	24,195
3	Northeast	2,100	7,664	29,570	39,334
4	Downtown	381	317	35,922	36,620
5	Western Addition	2,471	7,183	16,437	26,091
6	Buena Vista	2,302	6,620	7,975	16,897
7	Central	8,269	8,418	5,075	21,762
8	Mission	3,173	8,253	10,431	21,857
9	South of Market	2,202	2,021	4,539	8,762
10	South Bayshore	5,703	1,530	3,643	10,876
11	Bernal Heights	4,883	2,525	752	8,160
12	South Central	18,973	1,647	1,856	22,476
13	Ingleside	16,550	761	2,656	19,967
14	Inner Sunset	9,783	3,351	3,356	16,490
15	Outer Sunset	19,641	2,585	1,597	23,823

* Does not include units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1969.

CONCLUSIONS AND IMPLICATIONS

While up-to-date information concerning housing needs will not be available until completion of a field survey now being carried out by the Department of City Planning, it is clear that San Francisco is facing a serious housing shortage. Several factors indicate the extent and urgency of the need for housing. The 1960 Census, the last comprehensive survey of housing conditions in San Francisco, found that there were 45,000 households in substandard housing. Approximately 15,000 or one-third of housing units were rated as seriously substandard. To meet the long-range need to replace and upgrade these substandard units, the Community Renewal Program recommended in 1965 an annual rate of private construction of 3,400 units per year for a six-year period as a minimum target. Moreover, the CRP estimated that at least 725 units per year of the new units constructed should be housing for moderate-income families. These units would be essential to curtail the movement of families to the suburbs and to improve the living conditions of moderate-income families who could not find standard housing in the city at prices they could afford. In brief, the total target for private construction for the six years from 1966-1972 was 20,400 units.

Notwithstanding the estimated number of new units which are required through private construction to upgrade and improve the housing stock , there is an immediate need for increased public actions to expand the supply of standard, low-income housing. The San Francisco Housing Authority has indicated in this regard that there is a current waiting list of 4,300 households for public housing. The standing inventory of public housing amounts to only 5,736 units or about one and one-half percent of the total housing stock. Officials of the Housing Authority indicate that the wait for vacancy in some projects is as long as five to ten years. The need to expand the supply of low-cost housing is becoming even more urgent since low-income families will be the most adversely affected by rising costs cited in this report.

The changes in the housing inventory over recent years contrast sharply with the above estimates of required private and public actions. In the last two years, private construction has averaged 1,300 units per year, or 2,100 units per year short of the volume estimated by the CRP to be required to upgrade and improve the housing stock. Of the units which have been constructed, the majority were studio and one-bedroom apartments in large buildings of twenty or more units. Housing suitable for families with children has been built only in limited quantities because of the scarcity of land and high costs of construction previously noted.

The slowdown in new construction has increased the competition for existing units and made the removal of substandard housing more difficult. Greater volumes of new construction are needed to increase opportunities for people of all income levels and to eliminate deficiencies in the existing inventory. Public actions directed toward increasing the supply of low- and moderate-income housing have also fallen short of the need. In 1967, no new moderate-income or public housing were completed in San Francisco. During 1968 , only 110 units of low-rent housing for the elderly were completed and again no new units of moderate-income housing. As a matter of fact, since 1960 only 1,587 public housing units and 331 moderate-income units have been completed.

Building permits during 1968 and the first quarter of 1969 indicate that the slump in private residential construction is continuing. On the brighter side, it should be noted that 134 public housing units and 493 moderate-income units are expected to be completed this year. The combined total of 637 units resulting from public action will be the greatest yearly increase in low- and moderate-income housing in the 1960-1969 period.

In conclusion, it is obvious that new policies and incentives are needed to encourage the private market to build more new housing. It is also clear that a greater reliance on public actions may be necessary to provide for the needs of San Francisco's low- and moderate-income families.

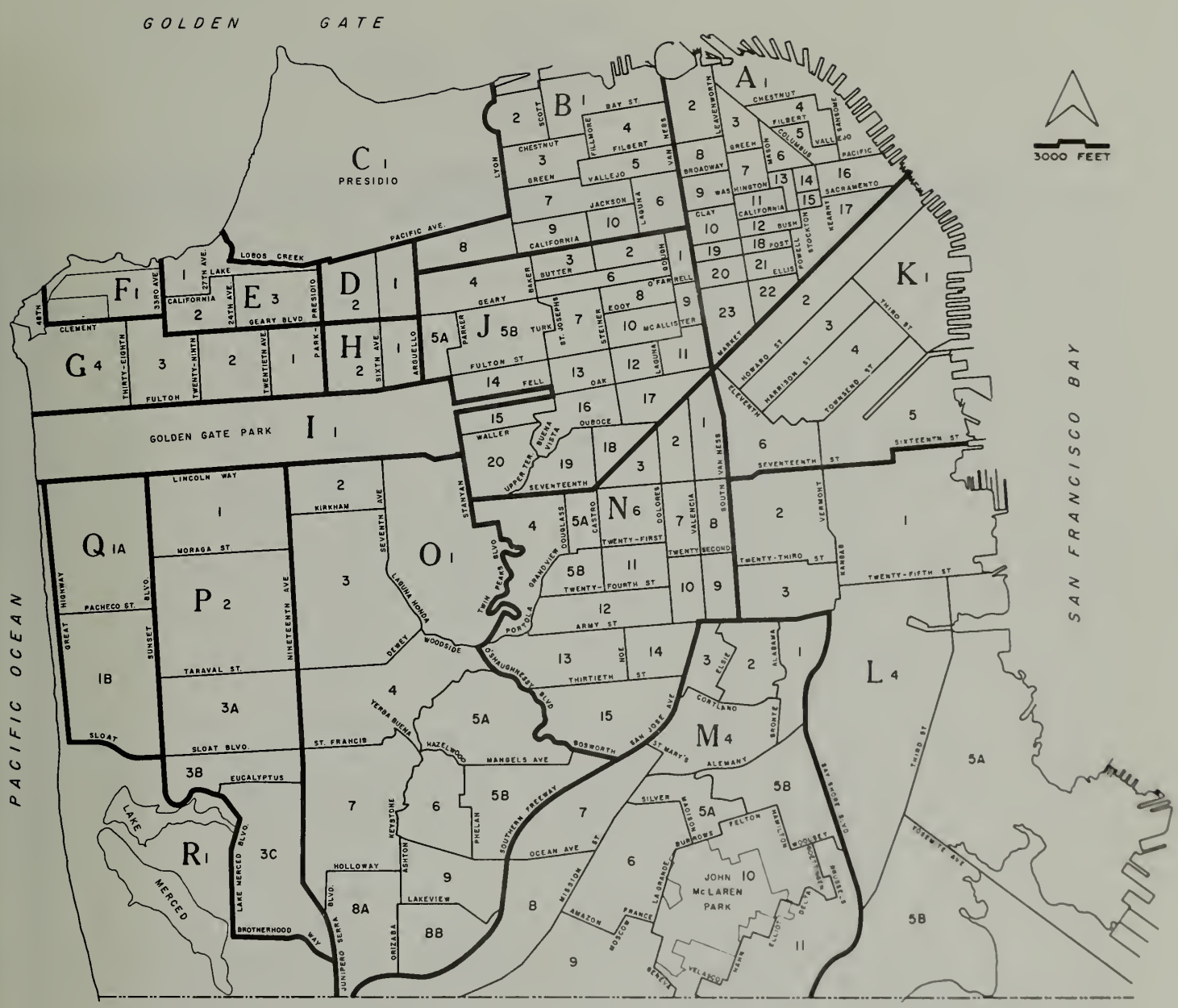
A P P E N D I X

HOUSING UNITS PLANNED AND BUILT

IN RENEWAL AREAS

Project Area	Housing at Market Rate Interest		Housing at Below Market Rate Interest		Public Housing		Total	
	Planned	Built	Planned	Built	Planned	Built	Planned	Built
Diamond Heights	2,294	504	435	0	0	0	2,729	504
Golden Gateway	2,258	1,254	0	0	0	0	2,258	1,254
Western Addition A-1	1,303	1,003	491	331	0	0	1,794	1,334
Western Addition A-2	1,400	0	2,800	0	200	0	4,400	0
Hunters Point	723	0	1,468	0	0	0	2,191	0
Yerba Buena	0	0	0	0	450	0	450	0
TOTAL	7,978	2,761	5,194	331	650	0	13,882	3,092

Source: San Francisco Redevelopment Agency, May 1968.



1960 CENSUS TRACTS

APPENDIX TABLE A

NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,105	2,105	82	164	-44	-132	288	1,152	562	3,872	366	4,609	140	8,848	3,499	20,618
A1	3	3	-1	-2	1	3	0	0	1	8	1	12	7	520	12	544
2	-7	-7	2	4	2	6	1	4	5	32	1	12	3	343	7	394
3	5	5	3	6	0	0	1	4	3	16	0	0	3	156	15	187
4	-9	-9	1	2	1	3	0	0	1	11	4	55	1	90	-1	152
5	-1	-1	-1	-2	0	0	-1	-4	1	6	2	30	0	0	0	29
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-4	-4	-1	-3	4	12	0	0	4	26	0	0	3	207	6	239
8	-3	-3	0	0	2	6	1	4	4	25	3	45	1	36	8	113
9	-4	-4	1	2	0	0	0	0	1	6	3	41	1	27	2	72
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	2	6	0	0	0	-4	-1	-12	1	250	-1	236
12	0	0	0	0	0	0	0	0	0	0	-1	-16	2	352	1	336
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782
B1	1	1	0	0	0	0	3	17	3	48	0	0	0	0	7	66
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	-3	-3	-1	-2	2	6	-1	-4	2	15	5	69	2	45	6	126
4	-6	-6	-3	-6	-4	-12	1	4	14	107	4	53	1	24	7	164
5	-8	-8	-9	-18	1	3	2	8	5	39	7	94	2	45	0	163
6	-3	-3	-4	-8	-3	-9	0	0	3	20	10	131	6	371	9	502
7	-2	-2	-1	-2	0	0	-1	-4	2	18	4	54	2	41	4	105
8	0	0	-5	-10	1	3	0	0	0	1	1	16	0	0	-3	10
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	-19	-19	-12	-24	-3	-9	4	16	16	106	3	37	1	24	-10	131
2	-32	-32	-11	-22	-1	-3	5	20	30	182	8	109	0	0	-1	254
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-35	-35	-3	-6	1	3	12	48	27	165	15	191	2	45	19	411
3	-47	-47	-5	-10	-6	-18	13	52	38	225	12	168	1	21	6	391
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-20	-20	0	0	-1	-3	8	32	7	40	2	22	2	48	-2	119
2	-21	-21	-1	-2	0	0	8	32	24	153	3	34	2	51	15	247
3	-14	-14	26	52	0	0	4	16	9	68	5	52	0	0	30	174
4	-18	-18	13	26	2	6	2	8	18	116	8	112	1	24	26	274
H1	-23	-23	-1	-2	-5	-15	2	8	17	112	5	71	2	43	-3	194
2	-19	-19	-4	-8	-2	-6	0	0	16	112	4	60	0	0	-5	139
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-13	-13	-11	-22	-9	-27	-2	-8	1	10	4	55	3	99	-27	94
3	-6	-6	-6	-12	-1	-3	0	0	0	0	0	0	0	0	-13	-21
4	-14	-14	-3	-6	1	3	1	4	7	51	2	23	0	0	-6	61
5A	-12	-12	-1	-2	-3	-9	1	4	7	45	6	87	0	0	-2	113
5B	-11	-11	-2	-4	3	9	6	24	10	64	3	34	0	0	9	116
6	-8	-8	-16	-32	-10	-30	-1	-4	-2	-15	-1	-6	2	201	-36	106
7	-14	-14	-16	-32	-10	-30	-5	-20	-3	-21	-3	-34	5	167	-46	16
8	-7	-7	-16	-32	-11	-33	-3	-12	-5	-28	4	62	9	375	-29	325
9	-2	-2	-2	-4	-1	-3	-1	-4	-3	-20	0	0	2	227	-7	194
10	-21	-21	-23	-46	-4	-12	-7	-28	-7	-49	-2	-20	2	231	-62	55
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-2	-4	-1	-3	2	8	2	22	7	102	3	70	11	195
13	-4	-4	-2	-4	0	0	1	4	0	5	0	0	0	0	-5	1
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-4	-12	1	4	5	36	2	27	0	0	5	58
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-1	-11	-1	-12	0	0	-10	-36
19	-4	-4	54	108	5	15	0	0	4	30	4	67	3	99	66	315
20	-5	-5	7	14	3	9	3	12	5	34	2	24	1	21	16	109
K1	-5	-5	-5	-10	-4	-12	-2	-8	-5	-29	0	0	0	0	-21	-64
2	-3	-3	-5	-10	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-13	-154
3	-3	-3	-2	-4	-4	-12	-2	-8	-2	-12	-1	-10	0	0	-14	-49
4	-7	-7	-7	-14	0	0	0	0	-1	-6	0	0	0	0	-15	-27
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-9	-9	-4	-8	-2	-6	0	0	-5	-30	-1	-12	0	0	-21	-65
L1	-30	-30	16	32	3	9	12	48	2	2	3	41	0	10	6	112
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-11	-11	-4	-8	-1	-3	3	12	2	15	0	0	2	46	-9	51
4	51	51	4	8	-1	-3	8	32	1	6	2	20	0	0	65	114
5A	17	17	3	6	0	0	2	8	0	-6	6	72	0	0	28	97
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	2	6	6	24	2	16	0	0	0	0	93	143
2	39	39	8	16	1	3	1	4	3	19	0	0	0	0	52	81
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	37	37	16	32	0	0	6	24	5	27	3	30	0	0	67	150
5A	45	45	-1	-2	0	0	0	0	1	6	0	0	0	0	45	49
5B	23	23	7	14	1	3	1	4	6	46	0	0	0	0	38	90
6	111	111	2	4	2	6	6	24	3	18	0	0	0	0	124	163
7	-26	-26	-2	-4	1	3	1	4	3	10	-1	-21	-11	-21	-35	-55
8	-9	-9	5	10	1	3	6	24	4	29	2	24	2	49	11	130
9	264	264	1	2	0	0	1	4	3	23	2	30	0	0	271	323
10	158	158	3	6	0	0	10	40	1	6	1	10	0	0	173	220
11	376	376	10	20	2	6	0	0	4	27	4	47	1	573	397	1,049

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	-4	-4	-5	-10	-2	-6	-2	-8	-5	-29	-1	-10	0	0	-19	-67
2	-3	-3	-2	-4	-1	-3	3	12	3	22	2	22	2	134	4	180
3	-6	-6	-3	-6	0	0	2	8	9	59	0	0	4	183	6	238
4	-1	-1	23	46	15	45	16	64	28	185	59	759	5	143	145	1,241
5A	-7	-7	2	4	1	3	-2	-8	5	40	2	30	1	26	2	88
5B	-11	-11	10	20	-1	-3	3	12	9	63	3	38	3	87	16	206
6	5	5	1	2	3	9	0	0	9	57	4	53	1	30	23	156
7	-7	-7	-2	-4	-1	-3	4	16	5	34	2	29	3	63	4	128
8	-5	-5	-8	-16	0	0	4	16	1	8	1	11	2	81	-5	95
9	-9	-9	-18	-36	-2	-6	1	4	0	0	2	29	0	0	-26	-18
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-15	-15	7	14	1	3	13	52	7	44	3	42	4	91	20	231
13	271	271	27	54	1	3	6	24	5	31	9	116	0	0	319	499
14	-25	-25	1	2	-2	-6	17	68	15	101	7	77	0	0	13	217
15	119	119	9	18	2	6	12	48	11	82	5	56	0	0	158	329
01	283	283	2	4	0	0	17	68	10	67	15	284	4	285	331	991
2	-51	-51	-13	-26	-1	-3	15	60	43	264	16	202	2	57	11	503
3	148	148	32	64	4	12	11	44	5	37	5	62	1	24	206	391
4	46	46	1	2	0	0	0	0	0	0	0	0	0	0	47	48
5A	400	400	2	4	0	0	0	0	0	0	0	0	0	0	402	404
5B	62	62	3	6	3	9	5	20	3	17	4	60	2	44	82	218
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	81	81	4	8	0	0	1	4	1	6	1	16	0	0	88	115
8B	79	79	4	8	1	3	0	0	2	14	1	12	0	0	87	116
9	14	14	2	4	0	0	1	4	3	21	0	0	0	0	20	43
P1	-4	-4	1	2	3	9	8	32	14	97	4	46	1	27	27	209
2	7	7	0	0	1	3	1	4	2	14	3	35	0	30	14	93
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-3	-3	23	46	-1	-3	14	56	27	179	6	77	1	24	67	376
1B	28	28	11	22	1	3	0	0	6	35	1	18	3	66	50	172
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE B
NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3,643	3,643	579	1,158	108	324	358	1,432	718	4,738	413	5,399	149	9,145	5,968	25,839
A1	4	4	0	0	1	3	0	0	2	13	1	12	7	520	15	552
2	1	1	6	12	2	6	1	4	5	32	1	12	3	343	19	410
3	6	6	5	10	0	0	1	4	3	16	0	0	3	156	18	192
4	2	2	5	10	3	9	1	4	4	28	4	55	1	90	20	198
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	2	4	4	12	0	0	5	32	0	0	3	207	16	257
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	1	1	2	4	0	0	0	0	1	6	3	41	1	27	8	79
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	3	384	3	384
13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	2	2	7	14	2	6	0	0	3	20	5	69	2	45	21	156
4	0	0	4	8	0	0	1	4	14	107	5	65	1	24	25	208
5	2	2	0	0	2	6	2	8	6	44	7	94	2	45	21	199
6	3	3	0	0	0	0	0	0	4	28	12	152	6	371	25	554
7	7	7	0	0	0	0	0	0	4	31	7	102	2	41	20	181
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[illegible]
D1	0	0	0	0	0	0	4	16	18	114	3	37	1	24	26	194
2	0	0	0	0	0	0	5	20	31	188	8	109	0	0	44	317
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	1	3	12	48	27	165	15	191	2	45	63	460
3	1	1	3	6	0	0	16	64	39	233	12	168	1	21	72	493
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	1	1	0	0	0	0	8	32	7	40	2	22	2	48	20	143
2	2	2	2	4	0	0	9	36	24	153	3	34	2	51	42	[illegible]
3	2	2	26	52	0	0	5	20	9	68	6	70	0	0	48	212
4	4	4	15	30	4	12	2	8	18	116	8	112	1	24	52	306
H1	1	1	0	0	0	0	3	12	20	128	5	71	2	43	31	[illegible]
2	0	0	0	0	0	0	0	0	17	117	4	60	0	0	21	[illegible]
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[illegible]

New Construction - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	1	4	3	23	4	55	3	99	11	181
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	2	8	9	57	8	107	0	0	25	181
5B	2	2	1	2	3	9	7	28	10	64	6	70	0	0	29	175
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	1	4	3	21	1	15	5	167	14	213
8	1	1	0	0	0	0	0	0	1	7	13	174	10	417	25	599
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
19	5	5	56	112	5	15	1	4	4	30	4	67	3	99	78	332
20	2	2	10	20	3	9	4	16	6	42	2	24	1	21	28	134
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
L1	13	13	27	54	5	15	13	52	14	97	3	41	1	30	76	302
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	94	94	9	18	0	0	8	32	1	6	2	20	0	0	114	170
5A	52	52	8	16	0	0	2	8	3	18	6	72	0	0	71	166
5B	74	74	0	0	0	0	0	0	23	156	19	206	0	0	116	436
M1	82	82	16	32	3	9	6	24	2	16	0	0	0	0	109	163
2	48	48	10	20	1	3	1	4	3	19	0	0	0	0	63	94
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	52	52	0	0	0	0	0	0	1	6	0	0	0	0	53	58
5B	68	68	14	28	2	6	1	4	6	46	0	0	0	0	91	152
6	139	139	4	8	4	12	6	24	3	18	0	0	0	0	156	201
7	17	17	4	8	2	6	2	8	3	16	0	0	0	0	28	55
8	50	50	9	18	1	3	6	24	5	34	2	24	2	49	75	202
9	271	271	3	6	0	0	1	4	3	23	2	30	0	0	280	334
10	169	169	3	6	0	0	10	40	1	6	1	10	0	0	184	231
11	429	429	12	24	3	9	3	12	4	27	4	47	1	573	456	1,121

New Construction - continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
2	0	0	1	2	0	0	3	13	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	25	50	15	45	19	76	28	185	59	759	5	143	167	1,274
5A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5B	2	2	12	24	0	0	3	12	9	63	3	38	3	87	32	226
6	14	14	6	12	4	12	2	8	9	57	4	53	1	30	40	186
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	13	52	7	44	3	42	4	91	46	262
13	283	283	27	54	1	3	6	24	5	31	9	116	0	0	331	511
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	184	184	16	32	2	6	13	52	11	82	5	56	0	0	231	412
01	303	303	12	24	0	0	17	68	10	67	14	174	5	395	361	1,031
2	2	2	2	4	3	9	15	60	43	264	15	202	2	57	82	598
3	182	182	34	68	4	12	11	44	5	37	5	62	1	24	242	429
4	48	48	1	2	0	0	0	0	0	0	0	0	0	0	49	50
5A	405	405	2	4	0	0	0	0	0	0	0	0	0	0	407	409
5B	85	85	4	8	3	9	5	20	3	17	4	60	2	44	106	243
6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	4	8	0	0	1	4	1	6	1	16	0	0	101	128
8B	110	110	5	10	1	3	0	0	2	14	1	12	0	0	119	149
9	64	64	6	12	1	3	1	4	3	21	0	0	0	0	75	104
P1	7	7	3	6	3	9	8	32	15	103	4	46	1	27	41	230
2	9	9	0	0	1	3	1	4	2	14	3	35	0	0	16	65
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	30	60	1	3	15	60	27	179	6	77	1	24	108	431
1B	28	28	11	22	1	3	1	4	6	35	1	18	3	66	51	176
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: San Francisco Department of City Planning.

APPENDIX TABLE C

DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1968

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,538	1,538	496	992	152	456	70	280	156	1,043	47	583	9	327	2,468	5,219
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
4	11	11	4	8	2	6	1	4	3	17	0	0	0	0	21	46
5	1	1	2	4	0	0	1	4	0	0	0	0	0	0	4	9
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	6	6	3	6	0	0	0	0	1	6	0	0	0	0	10	18
8	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
9	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	5	5	8	16	0	0	1	4	1	5	0	0	0	0	15	30
4	6	6	7	14	4	12	0	0	0	0	1	12	0	0	18	44
5	10	10	9	18	1	3	0	0	1	5	0	0	0	0	21	36
6	6	6	4	8	3	9	0	0	1	8	2	21	0	0	16	52
7	9	9	1	2	0	0	1	4	2	13	3	48	0	0	16	76
8	7	7	5	10	0	0	0	0	1	6	1	12	0	0	14	35
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	19	19	12	24	3	9	0	0	2	11	0	0	0	0	36	63
2	32	32	11	22	1	3	0	0	1	6	0	0	0	0	45	63
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	39	39	5	10	0	0	0	0	0	0	0	0	0	0	44	49
3	48	48	8	16	6	18	3	12	1	8	0	0	0	0	66	102
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	21	21	0	0	1	3	0	0	0	0	0	0	0	0	22	24
2	23	23	3	6	0	0	1	4	0	0	0	0	0	0	27	33
3	16	16	0	0	0	0	1	4	0	0	1	18	0	0	18	38
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
H1	24	24	1	2	5	15	1	4	3	16	0	0	0	0	34	61
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38

Demolition - continued

ensus Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	13	13	11	22	9	27	3	12	2	13	0	0	0	0	38	87
3	6	6	6	12	1	3	1	4	0	0	0	0	0	0	14	25
4	16	16	6	12	1	3	0	0	0	0	1	10	0	0	24	41
5A	15	15	4	8	3	9	1	4	2	12	2	20	0	0	27	68
5B	13	13	3	6	0	0	1	4	0	0	3	36	0	0	20	59
6	9	9	16	32	10	30	2	8	3	23	2	23	0	0	42	125
7	16	16	18	36	10	30	6	24	6	42	4	49	0	0	60	197
8	8	8	16	32	11	33	3	12	6	35	9	112	1	42	54	274
9	2	2	2	4	1	3	1	4	3	20	0	0	0	0	9	33
10	21	21	24	48	4	12	7	28	10	69	3	35	0	0	69	213
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	0	0	2	4	1	3	0	0	2	11	0	0	0	0	5	18
13	4	4	2	4	0	0	0	0	2	12	0	0	0	0	8	20
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	4	12	0	0	2	13	0	0	0	0	8	28
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
20	7	7	3	6	0	0	2	8	1	8	0	0	0	0	13	29
K1	5	5	5	10	4	12	2	8	5	29	0	0	0	0	21	64
2	3	3	5	10	1	3	1	4	2	14	0	0	1	120	13	154
3	3	3	2	4	4	12	2	8	2	12	1	10	0	0	14	49
4	7	7	7	14	0	0	0	0	1	6	0	0	0	0	15	27
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	9	9	4	8	2	6	1	4	5	30	1	12	0	0	22	69
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	188
2	22	22	10	20	1	3	0	0	3	18	1	12	0	0	37	75
3	11	11	6	12	2	6	1	4	1	5	0	0	0	0	21	38
4	43	43	5	10	1	3	0	0	0	0	0	0	0	0	49	56
5A	35	35	5	10	0	0	0	0	3	24	0	0	0	0	43	69
5B	11	11	0	0	0	0	0	0	20	160	0	0	0	0	31	171
M1	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
2	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	21	21	5	10	0	0	0	0	0	0	0	0	0	0	26	31
5A	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
5B	45	45	7	14	1	3	0	0	0	0	0	0	0	0	53	62
6	28	28	2	4	2	6	0	0	0	0	0	0	0	0	32	38
7	43	43	6	12	1	3	1	4	0	0	0	0	1	21	52	83
8	59	59	4	8	0	0	0	0	1	5	0	0	0	0	64	72
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	53	53	2	4	1	3	3	12	0	0	0	0	0	0	59	72

Demolition - continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N1	6	6	5	10	3	9	2	8	5	29	1	10	0	0	22	72
2	3	3	3	6	1	3	0	0	1	6	0	0	0	0	8	18
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29
5B	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
6	9	9	5	10	1	3	2	8	0	0	0	0	0	0	17	30
7	7	7	3	6	1	3	0	0	0	0	0	0	0	0	11	16
8	5	5	9	18	0	0	0	0	1	5	1	11	0	0	16	39
9	9	9	18	36	2	6	0	0	3	17	0	0	0	0	32	68
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	22	22	3	6	1	3	0	0	0	0	0	0	0	0	26	31
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	28	28	11	22	3	9	0	0	1	5	0	0	0	0	44	72
15	65	65	7	14	0	0	1	4	0	0	0	0	0	0	73	83
01	20	20	10	20	0	0	0	0	0	0	0	0	0	0	30	40
2	53	53	15	30	4	12	0	0	0	0	0	0	0	0	72	95
3	34	34	2	4	0	0	0	0	0	0	0	0	0	0	36	38
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	23	23	1	2	0	0	0	0	0	0	0	0	0	0	24	25
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
8B	31	31	1	2	0	0	0	0	0	0	0	0	0	0	32	33
9	50	50	4	8	1	3	0	0	0	0	0	0	0	0	55	61
P1	11	11	2	4	0	0	0	0	1	6	0	0	0	0	14	21
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	31	31	7	14	2	6	1	4	0	0	0	0	0	0	41	55
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

Source: San Francisco Department of City Planning

ACKNOWLEDGMENTS

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This report was written by Mr. James Paul, Planner III - Housing Specialist. Data collection and research was carried out by Mr. Clifford Marks, Planner I, and graphics were prepared under the direction of Mr. Frank Hendricks, Senior City Planning Draftsman. Mrs. Henryette Emanuel and Miss Lenora Lee provided clerical assistance.

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1969

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · APRIL 1970

CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1 9 6 9

San Francisco Department of City Planning, April, 1969

P R E F A C E

This is the fourth in the series of annual reports on the changes in the San Francisco Housing Inventory. The series began with the publication in 1967 of the review of the years 1960-1966 and has continued each year. The substance of this year's report, like its predecessors, is concerned with new housing construction, demolition, and the resulting net change in the City's stock. 1969 marks the end of the decade, a brief review of ten years' activity in housing construction is added as are recommendations for the expansion of the scope of the report. Accompanying this year's report is a request for comments on the scope and substance of the series. 1970 is the year of the Census of Population and Housing and, thus, an appropriate year to begin modifications which will improve the service this report offers. We hope that interested users of the report will respond and make suggestions about the report which can be incorporated in subsequent reports.

C O N T E N T S

T A B L E S

T A B L E S--Continued

I L L U S T R A T I O N S

A P P E N D I X T A B L E S

S U M M A R Y

1. In 1969, the end of the decade, the City experienced the smallest annual net addition to the housing stock in ten years. Although 1,365 units of new construction were completed, their effect was diminished by 898 removals. The consequent net gain was only 467 units.

2. Of the 898 units removed from stock, public actions accounted for 580. Although demolitions have increased over the previous year, the share of the units demolished by public action declined from about 70 percent in 1968 to 63 percent in 1969.

3. During 1969, the City of San Francisco suffered a net loss of 15 units of single-family housing, 118 of two-, and 123 units of three-family housing. The net gain for the City was made in the 4-or-more-unit categories, the largest being in the 20-or-more-unit structure with 575 units.

4. Although public action was responsible for a large share of demolition in the year, it also was the major contributor to the completion of housing units in 1969. Of the 1,365 units indicated completed, units in Diamond Heights and Western Addition projects accounted for 793 units, or more than half of the year's production. Some 493 units were in the moderate-income category.

5. The production of single-family housing in San Francisco amounted to 69 units in 1969, including those constructed in redevelopment project areas. By comparison, 6,812 single-family units were constructed in Santa Clara County, and 502 in Napa County, whose overall volume trailed San Francisco. A decreasing supply of available land, increasing construction costs, and the consequent trend toward higher density indicate the opportunity for new single-family housing in the City may have reached its effective limit.

6. A vacancy survey conducted for the Department of City Planning and corroborated by a postal vacancy survey made at about the same time confirmed a 2.3 percent vacancy rate in the multi-family units, and that significant blocks of vacant available units were not to be had for less than $100 per month rental. The survey further confirmed the difficulties of finding a place to live in San Francisco for those with families and/or special requirements.

7. Prospects for the construction of new housing in San Francisco continued unpromising throughout 1969. The attempts to find

local solutions to the housing problem continued to be frustrated by factors largely beyond local control.

INTRODUCTION

Background

In 1965, the report on the San Francisco Community Renewal Program contained a recommendation that information on four items of housing data be maintained as "key symptomatic indicators" of activity in the housing market and signals for public action. These were (1) permits for improvements; (2) permits for new houses; (3) vacancy surveys; and (4) housing price indexes. In 1966, the Department of City Planning began a review of all new construction and demolition permits issued since 1960 in order that changes in the inventory of housing by units, type, and area of the City could be recorded. In that same year, the Department cooperated with the Northern California Committee for Real Estate Research, an affiliate of the Bay Area Council, to produce the first major vacancy survey of the City. A start was made to develop and maintain the key symptomatic indicators suggested in the Community Renewal Program report.

Since the publication of the first report, covering the years 1960 to 1966, the Department has continued the work on an annual basis. In 1967, the addition of the estimated cost of new housing based on construction permits was added to the report. More emphasis has been given the role of renewal efforts in providing low- and moderate-income housing. In 1969, an extensive survey of the City's housing stock was made by the consulting firm of David Bradwell and Associates under contract to the Department of City Planning. This survey, which relied upon the assistance of the Northern California Committee for Real Estate Research and the cooperation of governmental agencies, particularly the Assessor's office, brought vacancy information up to date and studied many other aspects of the City's housing market.*

The original purpose of the report, to assemble sources of information on new construction and demolition and to publish the findings in a single annual report, has undergone modification and improvement as sources of information and the ability to deal with them increases. However, the scope of the report still falls short of the need for housing information. It is not yet possible to consider permits for improvements or to maintain comprehensive information on housing price indexes, which would include the costs of land, of the sales of structures, and of changes in rental. Vacancy surveys, such as the one just conducted, are

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*Survey of Housing, Housing Report 3, San Francisco Department of City Planning, December, 1969.

expensive and difficult, and no simple indicator is available to take their place. One of the major considerations of this report is, therefore, what information should be collected in addition to that already presented, and how the scope of the report should be changed, and what new purposes should it serve.

Scope of the Report -- Present and Proposed

The scope of the present report, like its predecessors, has been limited to the presentation of information compiled from the records of the Bureau of Building Inspection and that supplied by the San Francisco Housing Authority, the San Francisco Redevelopment Agency, Bay Area Rapid Transit District, and the State Division of Highways. The principal information presented concerns the number of units by type and by area added to or removed from the housing inventory, with some exceptions. Notable among exceptions is information about residential hotels and other group living quarters not usually classified as dwelling units. The limitation of scope to this subject matter has been a matter of necessity rather than desire. At the present time, only this information can be collected with the limited resources at the disposal of the Department and lacking a comprehensive city-wide information system.*

The reports have been extensively used by both public agencies and private concerns in the several years of their publication. A partial list of users and uses includes:

1. Evaluation of the San Francisco Simulation Model
2. Bay Area Systems Simulation Study
3. Association of Bay Area Governments, Regional Housing Study
4. United States Bureau of the Census
5. Bay Area Transportation Study Commission
6. The South Bayshore Study, Department of City Planning
7. The Wisconsin Street Housing Study, Department of City Planning
8. The Workable Program for San Francisco
9. The Task Force for a Really Workable Program
10. The Human Rights Commission of San Francisco
11. The Office of the Mayor of San Francisco
12. The San Francisco Redevelopment Agency
13. The consultants for the Community Shelter Program

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* This Department proposed such a system in its report, Achieving a Common Information System, San Francisco Department of City Planning, February, 1969. The present series of reports and the modified land use survey may serve as important components of such a system.

14. The Pacific Telephone Company
15. The Sewer Service Charges Study, San Francisco Department of Public Works
16. Various private consultants and citizen's organizations

One of the significant uses of the information contained in the reports has been in the preparation of the proposed Improvement Plan for Residence, to be published later this year. The implications which may be drawn from the data concerning the changes in housing stock provide a factual basis for a number of the programs and policies set forth in the Improvement Plan.

The information contained in the reports has had wide and demonstrable usage. It has become apparent that, data and analytical resources available, even more information could be incorporated in the report and would be desirable from the standpoint of the users. For example, the Department issued its Survey of Housing report which contained the first vacancy rate study in three years. Yet the requirements of various programs, among them the Workable Program for Renewal Funds, indicate a more frequent assessment of the City's vacant units would be desirable. In the same study, representative rents by type of unit were also analyzed and trends over time compared. This, too, is useful information for both public and private users. From the records of the Bureau of Building Inspection, useful information could be produced about the investment in alterations to structures and about relative investment in areas of the City. In 1970, the Census questionnaire will contain no item appraising the condition or quality of structures. While the Census information about the condition of structures has often been criticized, to this time it has represented the only general and relatively uniform evidence about the quality of buildings. If the City is to possess necessary information about the quality as well as the quantity of buildings, it will be necessary to develop that information locally.

The preceding items which might be added to the Department's regular inventory of housing change is not complete. However to expand the scope of the report requires both an enhancement of the ability to collect, retrieve, and analyze information and the desire of various City agencies to participate in the system. Such a system has been proposed by this Department in its report, Achieving a Common Information System, made public in February, 1969.

In its format, this report like its predecessors discusses the overall new construction, demolition, and the resultant net change for 1969. A revision of individual districts follows, coupled with a general analysis of the implications for the housing stock of the year's activity.

Net Change

The net change in the housing inventory for 1969 was the lowest increase during the ten-year period.

TABLE 1

NET CHANGE IN HOUSING STRUCTURES AND UNITS, 1969*

Structure Type	No. of Structures	No. of Units
Single family	-15	-15
2	-59	-118
3	-41	-123
4	+5	+20
5- 9	+7	+46
10-19	+6	+82
20 or more	+8	+575
Total	-89	+467

*New construction minus demolitions.

Source: San Francisco Department of City Planning, 1970

As in 1968, the net increase in the number of dwelling units was accompanied by a decrease in the number of structures. The pattern of increase in units and decrease in structures accentuated the trend which began in 1968. The most severe losses in both structures and units appeared in the one, two, and three unit category. The major share of the net increase in both structures and in units was in the 20-or-more-unit category. The reasons cited in the 1968 report for the net decline in the number of structures and the small increase in units are apparently valid for 1969: (1) a rate of demolition of structures greater than new construction to replace them; and (2) a concentration of construction effort in the 20-or-more-unit building or complex. Given

current market conditions which do not favor the construction of lower density housing on relatively expensive land at high loan and construction costs, this is hardly surprising. It is noteworthy that during the last year, San Francisco issued building permits* for a mere 77 single-family units according to the Department of Commerce Construction Reports. Napa County, lowest in total building volume, issued 502 single-family permits; while Santa Clara County, leading in the total volume of units, issued nearly 7,000 permits alone for single-family homes. The implication would seem to be that San Francisco's ability to provide new single-family homes in quantity has probably reached its limit, except for those areas where substantial reduction in land costs are possible.

In the following table, the net changes for 1969 are combined with the 1968 totals to produce the general housing composition as of December 31, 1969.

TABLE 2

SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1969

Structure Type	No. of Units	Percent	Percent Increase 1960-1969
Single family	112,326	34	2
2	38,021	11	-
3-4	32,463	10	3
5-9	36,961	11	11
10+	111,856	34	15
Total	331,627	100	6.7

Source: San Francisco Department of City Planning, 1970.

* Building permits are recorded at issuance; the data upon which this report is based are the certificates of final completion which are issued only when the construction is completed and the building is presumed ready for occupancy.

In its composition, the housing stock has not changed in the past year. The net increase of the stock amounted to a tenth of one percent, bringing the ten-year growth to 6.7 percent; thus, making the annual average net increase for the decade about two-thirds of one percent per year. Analysis later in the report will deal more specifically with the differential rates of growth during the ten years.

New Construction

In the 1968 report, concern was expressed over the volume of new construction completed during that year. It was stated that the low rate of new construction in place (1,406 units) would hinder the replacement of obsolescent and substandard stock, impede the filtering process, a housing resource for low-income families, and further reduce the choices open to the housing consumer. San Francisco, in 1969, could not respond to a crisis in the housing market, freely acknowledged to be national in scope and the severest since the Second World War. Fewer units were completed (1,365) than in the preceding year. Only in 1967 was the rate of production lower, and, as noted earlier, demolition in 1969 accounted for more units than 1968, thereby reducing the net addition to the housing inventory. The total output for the past three years (3,968 units) accounts for less than 15 percent of the decade's total of completed housing and is numerically less than either of the peak completion years, 1964 and 1965. It will be recalled that the consultants for the San Francisco Community Renewal Program estimated that in order to provide for adequate middle-, moderate-, and low-income housing and to renew the standing stock, a production rate of 3,400 units per year would be required for the six-year period commencing in 1966. This goal has been frequently criticized as inordinately high, given the land resources of the City and the present pattern of density, but in light of the past few years, it is no longer even realistic or attainable. The vacancy survey, completed in 1969 for the Department of City Planning, indicated an overall rate of 2.3 percent for all multi-family (two or more units per structure). A conventional rule of thumb in most housing analyses is that a rate of 5 percent is necessary to facilitate the normal process of turnover in the housing market. Clearly, the local housing market reflects all of the constraints suffered on the national level; shortages of ready loan funds at reasonable interest rates; consumers lacking the means for effective demand; inflationary building costs. To add to those difficulties, the resource of land available for new development simply does not exist in San Francisco any more.

Reference to the year's construction in the nine-county Bay Area serves to highlight the activity of the local housing market. A cursory inspection of the following table reveals interesting trends in the Bay Area. The two counties in which the average

TABLE 3

SAN FRANCISCO BAY AREA
NUMBER OF NEW HOUSING UNITS AUTHORIZED
BY BUILDING PERMITS 1969

County	Single-family	Multi-family	Total	Estimated Cost (Millions)	Unit Cost	Percent Single-Family of Total
Alameda	4,028	4,496	8,524	$133.4	$16,000	47
Contra Costa	2,862	3,485	6,347	102.3	16,150	45
Marin	933	699	1,632	37.2	22,400	58
San Francisco	77	782	859	15.9	18,500	10
San Mateo	1,660	1,438	3,098	62.9	20,400	54
Santa Clara	6,812	11,792	18,604	265.2	14,200	37
Napa	502	229	731	13.4	18,000	69
Solano	721	461	1,182	17.7	14,900	61
Sonoma	1,571	804	2,375	41.2	17,400	66
Total	19,166	24,186	43,352	689.2		

Source: Construction Reports, Authorized Construction -- San Francisco Bay Area, SF C 12, January 1970, Department of Commerce, San Francisco Field Office.

Note: Figures in this table will not correspond with those presented in the balance of this report. The above figures are construction authorized in the calendar year, 1969, not necessarily completed. The latter is the case for figures given in the rest of this report unless noted.

unit cost is higher than San Francisco, Marin and San Mateo, are in close proximity to the City in which the dominant mode was the single-family home. Land costs and the housing type would account for the higher unit cost. In Santa Clara County, at the other extreme, the largest volume for the lowest cost represents a decided change in housing trends. For many years, construction there has been dominated by the single-family dwelling and now is

giving way to higher density housing. Santa Clara, next to San Francisco, had the lowest ratio of single-family to total units authorized, though in absolute numbers it had the largest volume. The low unit costs may be accounted for by lower land acquisition costs and the economy of scale introduced by the construction of multi-family units. Variations in other parts of the Bay Area may be accounted for by their distance from the main urban development and the mix of housing constructed. Placed in the regional context, San Francisco led only Napa County in total volume of construction, and despite its tendency toward high density, its cost per unit of housing was third in the nine counties. This reflects not only the cost of constructing housing in the City, but as has been noted elsewhere, the unwillingness of the builder to place inexpensive units (unless subsidized) on expensive land. Clearly, the major resource of single-family housing is now in the suburbs and the trend appears irreversible. The other fact of urbanization is that major additions to housing stock will be made in those counties in which there is access to the major metrolitan centers and a supply of land ready to develop. In this sense, San Francisco's housing stock may be said to have reached its practical maximum. Additions to the stock will either be in amounts necessary to replace obsolete or substandard stock or reflect major changes in housing density for various parts of the City.

In the following table, the mix of residential construction for 1969 reveals the continuing reinforcement of the high-density development. Though the major share of structures (35 percent) were single-family dwellings, the major share of units (54 percent) were found in structures of 20 or more units. The figure of 69 units of single-family housing constructed during the past year is approximately half that of the previous year, then recorded as the lowest addition during the decade. This year, 95 percent of all housing units were constructed in multi-family dwellings.

TABLE 4

RESIDENTIAL CONSTRUCTION, 1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY STRUCTURE TYPE

Structure Type	Number of Structures	Percent	Number of Units	Percent
Single family	69	35.4	69	5.1
2	26	13.3	52	3.8
3	15	7.7	45	3.3
4	30	15.4	120	8.8
5 - 9	32	16.4	204	14.9
10-19	10	5.1	135	9.9
20+	13	6.7	740	54.2
Total	195	100.0	1,365	100.0

Source: San Francisco Department of City Planning

The previous analysis of building costs for the Bay Area is further modified by the data available from local files with respect to the type of building constructed. The costs do not exactly correspond to the regional figures owing to the difference in reporting period and to the revision of estimated costs at the time of the permit issuance and final costs.

In 1968, the estimated cost of a single-family house was $30,919 and in 1969 $35,245, an increase of about 16 percent. Costs in all categories except for two- and three-unit buildings increased over the previous year, the most significant jump being in the estimated costs of building a unit in a large apartment complex. In the 20-or-more-unit category, the cost increased from $14,727 in 1968 to $20,546 in 1969, an increase of 30 percent. The difficulty in providing low- and moderate-income housing, or in the construction of middle-income, single-family housing has not diminished in the least and shows signs of becoming even more difficult in the market as it now stands.

TABLE 5

ESTIMATED COSTS OF CONSTRUCTION PER STRUCTURE AND UNIT BY STRUCTURE TYPE

Structure	Total Est. Cost	Average Cost/Str.	Average Cost/Unit
Single family	2,431,933	35,245	35,245
2	1,189,700	45,757	22,878
3	867,800	57,853	19,284
4	1,977,100	65,903	16,475
5 - 9	3,157,300	98,665	15,476
10-19	2,068,900	206,890	15,325
20+	15,204,678	1,169,590	20,546
Total	26,896,611	137,935	19,704

Source: San Francisco Department of City Planning, 1970. From records of completed new construction in the Bureau of Building Inspection, Department of Public Works.

Demolition

The demolition of housing in 1969 exceeded that of any previous year during the decade. A total of 898 units were demolished during the year of which public agencies accounted for 570, or approximately 63 percent, and the private market the balance. As noted in the 1968 report, the removal of housing units in the absence of substantial new construction to offset the losses, especially of low- and moderate-income housing presents a difficult dilemma. Many of the units removed from the stock, especially those resulting from public actions, are substandard in some respect and should be replaced by suitable housing. Unfortunately, the replacement, particularly of the moderate- and low-income unit in San Francisco is impeded by a number of constraints mentioned in the preceding section on new construction. Federal programs now demand and public agencies are attempting to guarantee one for one replacement. Even the private market has been affected by the concern over the removal of housing units for

those who cannot provide adequate replacement for themselves.* In a later section of the report, the programs for providing low- and moderate-income housing by the San Francisco Redevelopment Agency will be described as a major effort to meet the problems created by the need to renew the housing stock. However, one disturbing factor is the increase of private demolition over the previous year. In 1968, a total of 628 units were demolished, and of these 189 were removed by the private market. In 1969, of the 898 units removed, the private sector accounted for 328, an increase of 75 percent over the previous year. While the rationale for public removal of structures from the stock is the need for renewal, reasons in the private market may vary widely. Unsound buildings may be removed because to rehabilitate them would be inordinately expensive; sound buildings may give way to a more profitable use. Often the single-family home has been the principal target in new development, its demolition being replaced by the more profitable apartment house. The following table presents the breakdown of demolished units by structure type.

TABLE 6

DEMOLITIONS, 1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY STRUCTURE TYPE

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	84	29.6	84	9.4
2	85	29.9	170	18.9
3	56	19.7	168	18.7
4	25	8.8	100	11.1
5 - 9	25	8.8	158	17.6
10-19	4	1.4	53	5.9
20+	5	1.8	165	18.4
Total	284	100.0	898	100.0

Source: San Francisco Department of City Planning, 1970.

*The attempt to remove the International Hotel and to make a parking structure in its stead created public pressure which preserved this housing resource for elderly Filipino men until other quarters can be found.

Lower density structures suffered the greatest attrition. Nearly 80 percent of the structures demolished contained three or fewer units. Units tended to be more generally diffused, though the largest absolute loss was in the two-family category.

Demolition through public action increased last year, from 439 units in 1968 to 570. Of the units removed, 14 were the result of action by the Department of Public Works and the balance by the San Francisco Redevelopment Agency. In this respect it should be noted that some of the units removed by the Redevelopment Agency have been condemned and ordered vacated by the Department of Public Works for a considerable time prior to their demolition. It is impossible to estimate the number of these units, but spokesmen for the Agency indicate that in the Western Addition, where most of the demolition occurred, this occurrence is not infrequent. This year no units were removed through the action of either the State Division of Highways or the Bay Area Rapid Transit District. As mentioned above, a supplementary appendix will be included in this report to indicate the extent of construction in renewal project areas offsetting the loss of units.

TABLE 7

DEMOLITION BY PUBLIC ACTION, 1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY STRUCTURE TYPE

Structure	No. of Structures	Percent	No. of Units	Percent
Single family	22	12.9	22	3.8
2	52	30.4	104	18.2
3	53	30.9	159	27.9
4	21	12.3	84	14.7
5 - 9	19	11.1	119	20.9
10-19	2	1.2	25	4.4
20+	2	1.2	57	10.0
Total	171	100.0	570	100.0

Source: San Francisco Department of City Planning, 1970.

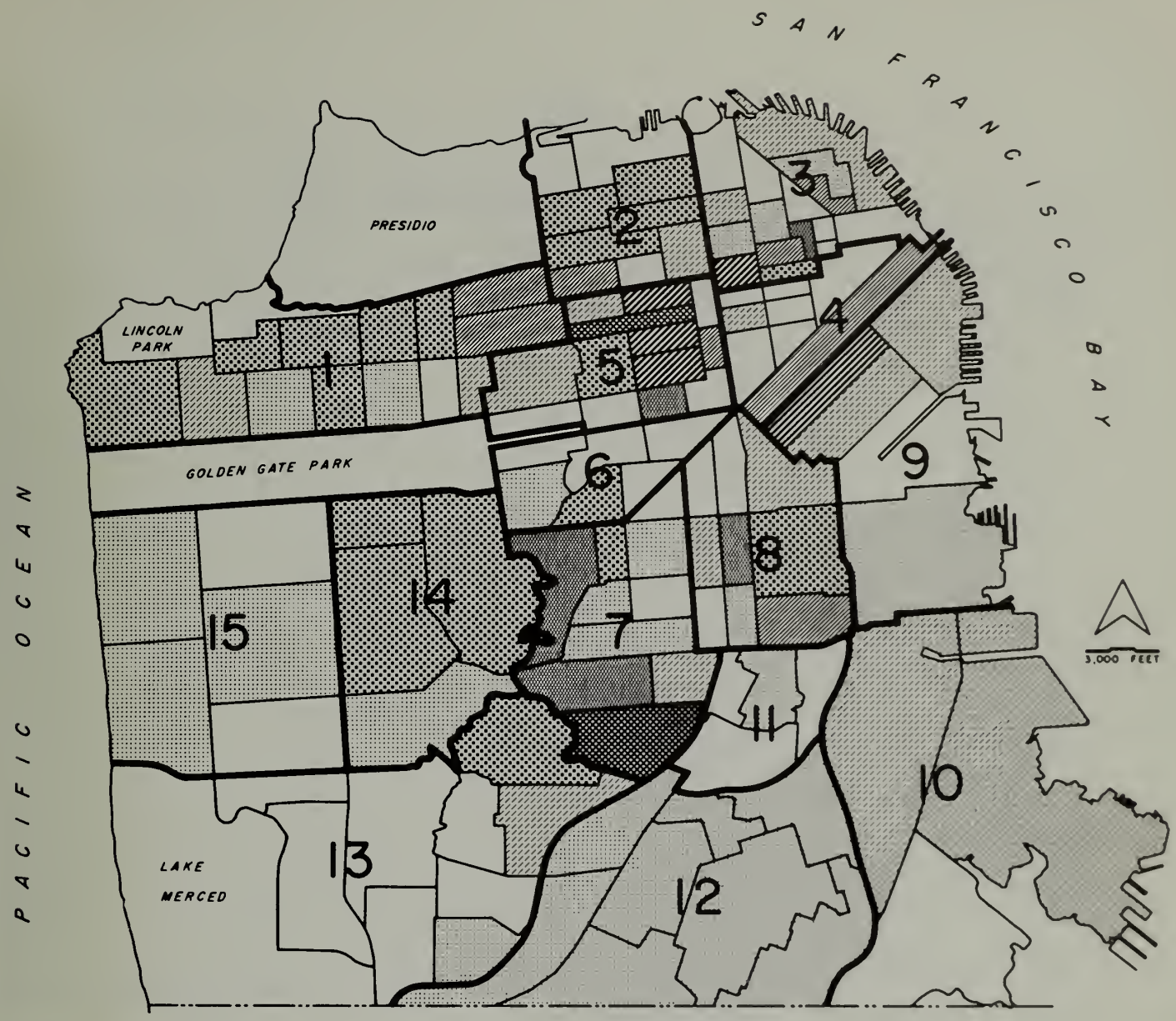
Conversions

As in previous years, the net change resulting from legal conversions was small. It amounted to a loss of 24 units and these were distributed in a generally random pattern throughout the City. No account can be taken of illegal conversions which escape the attention of the building inspection staff. These, and the doubling of families in units may be, in actuality, a significant housing resource. However, no records exist upon which to base analysis of the number of such units.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

This section of the report illustrates changes in the housing inventory by various districts in San Francisco. For purposes of analysis, the City has been divided into fifteen districts or planning divisions. Each of the areas has been further subdivided into census tracts to illustrate differences in activity within districts. Following the district maps and tables is a summary of the most significant area changes. Detailed tables of net change, new construction, and demolition by individual census tracts are provided in the appendix. This statistical information furnishes a complete tabulation of all changes in the housing inventory which have occurred since the 1960 U.S. Census.

As could be expected, there are significant differences in the changes occurring in the various districts of the City. Perhaps of greatest significance is the fact that most areas have undergone little change. The differences among districts are indicated in the following tables in terms of changes in total units and changes in units by structure types. Separate tables are presented for net change, new construction, and demolition.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1969
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
-26 TO -245	5
-6 TO -25	8
-1 TO -5	16
0	47
1 TO 5	25
6 TO 25	19
26 TO 125	5
126 TO 255	2

DIVISIONS
1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 8

SAN FRANCISCO DISTRICTS IN RANK ORDER
OF NET CHANGE IN HOUSING UNITS, 1969

Rank	Map	District	No. of Units
1	7	Central	225
2	1	Richmond	75
3	8	Mission	67
4	3	Northeast	66
5	2	Marina	47
6	14	Inner Sunset	31
7	6	Buena Vista	20
8	12	South Central	17
9	13	Ingleside	9
10	15	Outer Sunset	7
11	5	Western Addition	2
12	11	Bernal Heights	1
13	10	South Bayshore	-4
14	4	Downtown	-11
15	9	South of Market	-85
Total			467

Source: San Francisco Department of City Planning, 1970.

TABLE 9

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	17	Central	63	Central	108	Central	49	W. Addition	349
2	South Central	10	Richmond	49	Richmond	25	W. Addition	45	Northeast	91
3	Ingleside	9	Buena Vista	20	Mission	13	Richmond	0	Mission	70
4	Central	5	Outer Sunset	10	Inner Sunset	11	Marina	0	Marina	45
5	Marina	2	South Central	5	Outer Sunset	6	Downtown	0	Richmond	20
6	Bernal Heights	1	Inner Sunset	3	Marina	2	Buena Vista	0	Downtown	0
7	Buena Vista	0	Bernal Heights	0	South Central	2	Mission	0	Buena Vista	0
8	Downtown	-1	Ingleside	0	Downtown	0	South of Market	0	Central	0
9	South of Market	-2	Marina	-2	Buena Vista	0	South Bayshore	0	South of Market	0
10	South Bayshore	-2	Northeast	-2	South Bayshore	0	Bernal Heights	0	South Bayshore	0
11	Northeast	-3	South Bayshore	-2	Bernal Heights	0	South Central	0	Bernal Heights	0
12	Mission	-5	Downtown	-10	Ingleside	0	Ingleside	0	South Central	0
13	Outer Sunset	-9	Mission	-11	Northeast	-8	Inner Sunset	0	Ingleside	0
14	W. Addition	-18	South of Market	-65	South of Market	-18	Outer Sunset	0	Inner Sunset	0
15	Richmond	-19	W. Addition	-279	W. Addition	-95	Northeast	-15	Outer Sunset	0
Totals		-15		-221		46		82		575

Source: San Francisco Department of City Planning, 1970

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1969
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	69
1 TO 4	22
5 TO 9	15
10 TO 24	12
25 TO 99	4
100 TO 300	5

DIVISIONS
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 10

SAN FRANCISCO DISTRICTS IN RANK ORDER OF NUMBER AND PERCENT OF UNITS CONSTRUCTED, 1969

District	Rank	No. of Units	Percent
Western Addition	1	522	38.2
Central	2	238	17.4
Mission	3	147	10.8
Richmond	4	140	10.3
Northeast	5	126	9.2
Marina	6	66	4.8
Inner Sunset	7	36	2.6
South Central	8	30	2.2
Buena Vista	9	21	1.5
Outer Sunset	10	20	1.5
Ingleside	11	14	1.0
South Bayshore	12	3	0.3
South of Market	13	1	0.1
Bernal Heights	14	1	0.1
Downtown	15	0	0.0
Total		1,365	100.0

Source: San Francisco Department of City Planning, 1970.

TABLE 11

San Francisco Districts in Rank Order of Units Constructed by Structure Type, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	20	Richmond	85	Central	108	W. Addition	86	W. Addition	426
2	South Central	16	Central	73	Richmond	33	Central	49	Mission	134
3	Ingleside	12	Buena Vista	20	Marina	15	Richmond	0	Northeast	45
4	Central	8	Outer Sunset	14	Mission	13	Marina	0	Marina	45
5	Marina	4	South Central	7	Inner Sunset	11	Northeast	0	Richmond	20
6	South Bayshore	3	Northeast	5	South Central	7	Downtown	0	Downtown	0
7	Richmond	2	Inner Sunset	5	W. Addition	6	Buena Vista	0	Buena Vista	0
8	Northeast	1	W. Addition	4	Outer Sunset	6	Mission	0	Central	0
9	Buena Vista	1	Marina	2	Northeast	5	South of Market	0	South of Market	0
10	South of Market	1	Ingleside	2	Downtown	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	1	Downtown	0	Buena Vista	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Mission	0	South of Market	0	South Central	0	South Central	0
13	W. Addition	0	South of Market	0	South Bayshore	0	Ingleside	0	Ingleside	0
14	Mission	0	South Bayshore	0	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Bernal Heights	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0
Totals		69		217		204		135		740

Source: San Francisco Department of City Planning, 1970

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1969
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	65
1 TO 4	37
5 TO 9	9
10 TO 19	7
20 TO 49	4
50 TO 99	4
100 TO 245	1

DIVISIONS
1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 12

SAN FRANCISCO DISTRICTS IN RANK ORDER
OF UNITS DEMOLISHED, 1969

Rank	Map No.	Districts	No. of Units
1	5	Western Addition	520
2	9	South of Market	86
3	8	Mission	80
4	1	Richmond	65
5	3	Northeast	60
6	2	Marina	19
7	7	Central	13
8	12	South Central	13
9	15	Outer Sunset	13
10	4	Downtown	11
11	10	South Bayshore	7
12	13	Ingleside	5
13	14	Inner Sunset	5
14	6	Buena Vista	1
15	11	Bernal Heights	0
Total			898

Source: San Francisco Department of City Planning, 1970

TABLE 13

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	21	W. Addition	283	W. Addition	101	W. Addition	41	W. Addition	77
2	W. Addition	18	South of Market	65	South of Market	18	Northeast	12	Mission	64
3	Outer Sunset	9	Richmond	36	Marina	13	Richmond	0	Northeast	24
4	South Central	6	Mission	11	Northeast	13	Marina	0	Richmond	0
5	Mission	5	Downtown	10	Richmond	8	Downtown	0	Marina	0
6	South Bayshore	5	Central	10	South Central	5	Buena Vista	0	Downtown	0
7	Northeast	4	Northeast	7	Downtown	0	Central	0	Buena Vista	0
8	Central	3	Marina	4	Buena Vista	0	Mission	0	Central	0
9	South of Market	3	Outer Sunset	4	Central	0	South of Market	0	South of Market	0
10	Ingleside	3	South Bayshore	2	Mission	0	South Bayshore	0	South Bayshore	0
11	Inner Sunset	3	South Central	2	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Marina	2	Ingleside	2	Bernal Heights	0	South Central	0	South Central	0
13	Downtown	1	Inner Sunset	2	Ingleside	0	Ingleside	0	Ingleside	0
14	Buena Vista	1	Buena Vista	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Bernal Heights	0	Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		84		438		158		53		165

Source: San Francisco Department of City Planning, 1970

DISTRICT HIGHLIGHTS

Net Change

Of the fifteen districts, all except three displayed net increases this year. Of the 467 units which represent the total net change, nearly half were in the Central District, and these resulted from the completion of units in the Diamond Heights redevelopment project. The net change in the balance of the districts ranged from 75 units in the Richmond District to absolute losses in the South of Market. The net change of two units in the Western Addition does not give an indication of the dramatic transformation which the nearly balancing new construction and demolition figures of 522 and 520 respectively demonstrate. It may be fairly said that the major contribution to net change in 1969 was brought about by the completion of housing in redevelopment projects. In districts of the City not affected by redevelopment projects, very small gains were made. Net losses were experienced in the single-family and two-to-four-unit buildings, with the heaviest demolition of the latter being in the Western Addition. Greatest gains were made in the 20-or-more-unit structure and the largest number there was added in the Western Addition. In the 2-4, 5-9, and 10-19 unit categories, the Central District (Diamond Heights) was the ranking leader. The Inner Sunset and the South Central District made the major contribution to net gains in single-family housing.

New Construction

Over half of the 1,365 units completed in 1969 were located in the Western Addition and the Central District, in which Western Addition A1, A2, and Diamond Heights renewal projects were located. The major share of production in these areas is directly attributable to the construction of housing in the project areas. The balance of completed housing was distributed with 30 percent in three districts, roughly equal in the number of units -- Mission, Richmond, and the Northeast District, and the remaining 20 percent in the balance. Thus, as indicated in the net gain figures, one of the single most important contributors of housing to the City's stock in 1969 were those publicly sponsored projects in redevelopment areas. More than half of the units completed were in 20-or-more-unit structures and half of these were in the Western Addition. The Mission and Northeast districts accounted for the balance. In medium density units (5-19 units per structure) the Central and Western Addition districts were in the first rank, considerably above those districts falling in the second place. The Richmond District claimed the bulk of three- and four-unit buildings, the Central District led in duplexes, and the Inner Sunset, followed closely by the South Central District and Ingleside, contained the bulk of single-family construction.

Demolition

While the redevelopment areas unquestionably contributed the major share of housing completed in 1969, it accounted for 556 units of the total 898 demolished. The majority of demolitions occurred in the Western Addition district, with the heaviest loss of units in 2-4-unit structures and least in the 10-19 category. These losses all but offset the gains for the district as noted above, but, given the condition of many of the units, were inevitable. Removing the demolition occasioned by public actions, it is noteworthy that most of the units lost were in lower-density structures. These remain the vulnerable targets in the private market, and are prone to be affected first by decisions to rebuild in higher density or change to a more profitable use. The table reveals that while only a few districts suffered the loss of buildings containing five or more units, in nearly every district the loss of a single-family or a 2-4-unit building was recorded.

TABLE 14

THE 1969 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units/Structure			
Map No.	Name	Single Family	2-4	5 or More	Total
1	Richmond	12,254	11,513	8,795	32,562
2	Marina	3,244	5,705	15,293	24,242
3	Northeast	2,097	7,662	29,641	39,400
4	Downtown	380	316	35,992	36,688
5	Western Addition	2,453	6,904	16,736	26,093
6	Buena Vista	2,302	6,640	7,975	16,917
7	Central	8,274	8,481	5,232	21,987
8	Mission	3,168	8,242	10,514	21,924
9	South of Market	2,200	1,956	4,521	8,677
10	South Bayshore	5,701	1,528	3,643	10,872
11	Bernal Heights	4,884	2,525	752	8,161
12	South Central	18,983	1,652	1,858	22,493
13	Ingleside	16,559	761	2,656	19,976
14	Inner Sunset	9,800	3,354	3,367	16,521
15	Outer Sunset	19,632	2,595	1,603	23,830

Source: San Francisco Department of City Planning, 1970.

HOUSING IN REDEVELOPMENT AREAS

As the earlier figures cited in the report demonstrate, the major share of housing starts completed in 1969 are in those districts affected by redevelopment projects. So also are the major share of demolitions. Yet, it has been noted, that while demolition activity increased in 1969 over the previous years, the share attributable to public actions decreased. There is no reason to assume that demolitions occurring in the private market will be replaced with housing for those displaced by the action. Should the housing market be unfettered in 1970, which it gives no indication of being, the orientation of the private builder will be, appropriately, to produce that housing commanding reasonable profit. No constraint will be placed on his desire to do so, and he need make no provision for the inclusion of the unprofitable in his plans.

This year the housing contribution made by redevelopment projects has been dramatic, in terms of the overall net increase of housing in San Francisco. This is so not only in terms of the general housing totals for which construction in Diamond Heights and the Western Addition are responsible, but in the addition of moderate-income units as well. By early 1970, some 493 units of moderate income housing with 275 units in the Diamond Heights Glen Ridge project, and the balance in Martin Luther King Square (110) and Banneker Homes (108) will supplement the 331 units constructed in Saint Francis Square.

According to the San Francisco Redevelopment Agency, 331 units of low- to moderate-income housing were produced prior to 1968; 137 units were produced in 1968, and 138 in 1969. In early 1970, an additional 218 are to be completed.

As the table on the following page indicates, there are over 15,600 housing units included in the redevelopment program. Of these, more than 12,600 are new units. Of this new construction, 5,400 or 43 percent are socially oriented housing units for families and individuals of low to moderate incomes. A program of this magnitude necessarily entails removal of existing substandard housing, and there is also necessarily a time lag between the period of demolition and the period of replacement construction. The rate of new construction will be affected not only by normal factors in redevelopment such as acquisition of land, relocation of households into new standard housing, preparation of sites, design of buildings, selection of sponsors and arranging financing, but also by additional factors such as the vagaries of the housing financing market and of government funding for such projects.

TABLE 15

HOUSING UNITS PLANNED AND BUILT

IN RENEWAL AREAS

Project Area	Housing at Market Rate Interest		Housing at Below Market Rate Interest*		Public Housing		Total	
	Planned	Built	Planned	Built	Planned	Built	Planned	Built
Diamond Heights	2,125	582	437	275	0	0	2,562	857
Golden Gateway	2,258	1,254	0	0	0	0	2,258	1,254
Western Addition - A1	1,304	1,304	516	331	0	0	1,820	1,635
Western Addition - A2	900	0	2,708	0	200	0	3,808	0
Hunters Point	671	0	1,268	0	0	0	1,939	0
Yerba Buena	0	0	0	0	276	0	276	0
TOTAL	7,258	3,140	4,929	606	476	0	12,663	3,746

*To be financed under Section 221(d)(3) or Section 236; occupants must have limited income to qualify. Some units to be leased to the San Francisco Housing Authority under Section 23 leasing programs.

Source: San Francisco Redevelopment Agency, June 30, 1969

It may be said that the housing thus supplied falls short of need. That it does is a reflection upon national policies and priorities within which local governments must work, but with which they should not be satisfied.

SUMMARY OF THE DECADE

Shortly, the 1970 Census of Population and Housing will be taken, and its findings will provide a basis for the evaluation of many local trends in the composition of the City -- its people and their homes. It seems appropriate, in this document, to sum up a few rather general comments about the past ten years.

San Francisco Housing Stock, 1960 and 1969

A comparison of the housing stock of San Francisco in 1969 reveals that, in the overall, there has been little change in the total number of units added to the stock or in the relative standing of each structure type with respect to the total. The following table indicates numbers of units, relative percentage each structure type contributes to the stock, and the percentage of change within categories for the ten-year period.

TABLE 16

SAN FRANCISCO HOUSING STOCK
1960 and 1969

	1960		1969		
Structure Type	Units	Percent	Units	Percent	% Increase 1960 & 1969
Single family	110,236	36	112,326	34	2
2	37,973	12	38,021	11	-
3-4	31,546	10	32,463	10	3
5-9	33,216	11	36,961	11	11
10 or more	97,565	31	111,856	34	15
Total	310,536	100	331,627	100	6.7

Source: San Francisco Department of City Planning, 1970.

The total net change in the stock amounted to slightly more than two-thirds of one percent per year, or 6.7 percent for the decade. This small net increase may be explained not only by the fall off in housing production which occurred in the last four years, but by the simple fact that unless patterns of density are

drastically altered within the City, San Francisco may be considered to have reached very nearly its saturation point. Little land remains for development, unless large areas of industrial land or land which has been used for other purposes is committed to housing, major additions to the stock cannot be made without changes in the existing density of development.

In this respect, the slight decline in the percentage of single-family units, as a part of the whole stock and the increase in units contained in buildings of ten or more is an indication of the trend towards higher density. The largest numerical increase in housing units during the period occurred in the 10-or-more-unit building, and as a result, the number of housing units accounted for by low density (single-family homes) and high density (10-or-more-unit buildings) are equal, the remaining third of housing units approximately equally distributed in the groupings shown. Had construction trends continued for the late 1960's as they held for the first six years, the 10-or-more-unit category probably would have claimed the dominant percentage of units in the City.

New Construction

In the following table, the rise and fall of new construction may be seen. Bearing in mind the fact that new construction was recorded from April, 1960, the date of the Census and thus represents only three quarters of the year, the completions recorded from 1967 on are considerably lower than any of the preceding years.

The peak year for production in place was 1964, and for the two succeeding years a high rate was maintained, until the abrupt slump of 1967. Another aspect which the figures emphasize is the tendency towards increasing density of housing units. As the years pass, fewer structures account for more units. In 1960, the average number of units per structure was 2.54; in 1969 it was 7.00. In the intervening years there is an almost regular processions of this ratio upward, indicating the change in emphasis on structural type.

TABLE 17

RESIDENTIAL CONSTRUCTION, 1960-1969
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	11.8	1,850	6.8
1961	794	12.9	2,360	8.7
1962	866	14.1	3,483	12.8
1963	982	15.9	3,552	13.1
1964	880	14.3	4,638	17.0
1965	751	12.2	4,253	15.6
1966	482	7.8	3,000	11.0
1967	247	4.0	1,297	4.8
1968	242	3.8	1,403	5.2
1969	195	3.2	1,365	5.0
Total	6,167	100.0	27,201	100.0

Source: San Francisco Department of City Planning, 1970.

Demolition

During the decade, some six thousand units were removed from the housing stock by the action of the private market and public agencies. The largest single category of removals was in single-family housing, with the 5-9-unit building following. (See Appendix, Table C,) Many of the single-family removals occurred during the building "boom" of the early years, 1960 to 1965, when older structures were razed to make way for apartment houses.

TABLE 18

DEMOLITION, 1960-1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY YEAR

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	7.7	621	10.2
1961	216	7.8	481	7.9
1962	247	9.0	445	7.3
1963	356	12.9	618	10.1
1964	383	13.9	702	11.5
1965	393	14.3	799	13.1
1966	201	7.3	404	6.6
1967	204	7.4	523	8.5
1968	255	9.4	619	10.1
1969	284	10.3	898	14.7
Total	2,751	100.0	6,110	100.0

Source: San Francisco Department of City Planning, 1970

Demolition is a part of the normal market process. Ideally, it would be confined to the structures that are substandard and cannot be rehabilitated. However, the data give no indication of the condition of structures removed, and, except for redevelopment areas, it cannot be assumed that removals resulted in the pruning of those 12,700 units classified by the Census of 1960 as seriously substandard. Even were this to be the case, the number of units removed from stock would amount to about one-half of those units, assuming that the majority of them are beyond feasible rehabilitation. Indeed, many of the structures taken in the private market actions may have been sound, their removal dictated by economic pressure rather than their physical condition.

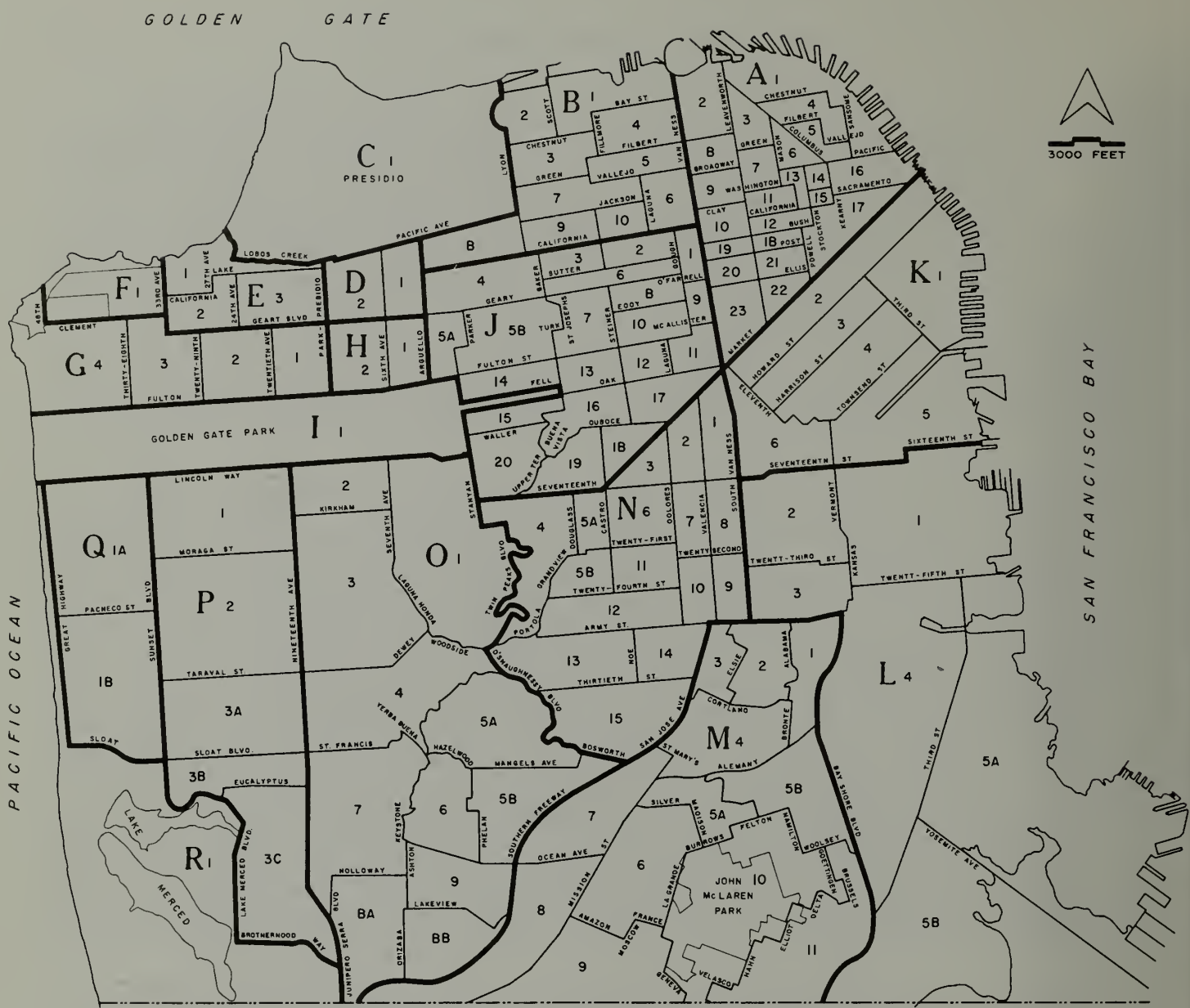
CONCLUSIONS AND IMPLICATIONS

As noted in the 1968 report, the combined public and private housing effort is not adequate to meet the goals set by the 1965 Community Renewal Program report, either in the provision of new housing or in the elimination of substandard units. The trend first noted in 1967 continues, housing completions decline and housing removals increase. For practical purposes, the addition of 1,365 housing units by new construction can accomplish little towards the easing of what is, demonstrably, a crisis in the housing market. Although low- and moderate-income families are the first to suffer in the present market, it must follow that with such a low rate of production, further diminished by removals, it is almost impossible to satisfy any part of the demand for housing.

This situation is, of course, not local. It is a part of the national crisis in housing, one considered by experts to be paralleled only by the immediate post-War years. The Mayor of San Francisco has testified before Senate committees on the seriousness of this problem. Citizens' groups have made their discontent known, and the publicity accorded housing in the past several years should make it a national concern, if the voluminous reports are heeded. Local public agencies, attempting to renew the stock of housing, are pressed by those within project areas to provide housing before displacement, and at prices they can afford. The same agencies seeking funding from Federal sources, the only available cash resource, are informed that appropriation for housing will be minimal, and that the level of present programs may, with luck, be maintained. Cities are being urged to find solutions within their own bailiwicks and not to rely on "outside" help. If the miracle of renewal to accommodate all people is to be performed, according to the current view, it must be performed first, "at home."

Realistically speaking, the trends of the past several years indicate the impossibility of a major breakthrough in the housing market, unless housing is recognized as a nationally needed good. No isolated technological innovations, no departmental reorganizations, no new ways to budget old money, and certainly no minute efforts on the local scale can break the national deadlock. Were San Francisco the only city to so suffer, there might be good reason to suggest that it alone should be responsible for its own dilemma. But though housing is a local product, the forces which control its production are directly affected by national events.

A P P E N D I X



1960 CENSUS TRACTS

APPENDIX TABLE A
NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,090	2,090	24	48	-83	-255	293	1,172	570	3,745	372	4,898	152	9,393	3,418	21,091
A1	2	2	-1	-2	1	3	0	0	1	8	1	12	7	520	11	543
2	-7	-7	2	4	2	6	1	4	5	32	1	12	3	343	7	394
3	5	5	3	6	0	0	1	4	3	16	0	0	3	156	15	187
4	-10	-10	1	2	1	3	0	0	2	16	4	55	1	90	-1	156
5	-2	-2	-2	-4	0	0	-1	-4	0	0	2	30	0	0	-3	20
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-5	-5	0	0	5	15	0	0	4	26	0	0	3	207	7	243
8	-3	-3	-1	-2	2	6	1	4	4	25	3	45	1	36	7	111
9	-3	-3	1	2	0	0	0	0	1	6	3	41	1	27	3	73
10	0	0	-1	-2	-2	-6	0	0	-1	-5	-1	-12	-2	-44	-7	-69
11	-2	-2	-1	-2	1	3	0	0	-1	-11	-1	-12	1	250	-3	226
12	0	0	0	0	0	0	0	0	0	0	-1	-16	3	375	2	359
13	0	0	0	0	0	0	0	0	0	0	1	13	2	134	3	147
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782
B1	1	1	0	0	0	0	0	0	6	65	0	0	0	0	7	66
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	-1	-1	0	0	2	6	-1	-4	3	24	5	69	2	45	10	139
4	-6	-6	-3	-6	-4	-12	1	4	15	113	4	53	1	24	8	170
5	-9	-9	-9	-18	1	3	2	8	5	39	7	94	3	69	0	186
6	-4	-4	-4	-8	-3	-9	0	0	3	20	10	131	6	371	8	501
7	0	0	-3	-6	0	0	-1	-4	1	12	4	54	3	62	4	118
8	-1	-1	-7	-14	1	3	-1	-4	-1	-7	1	16	0	0	-8	-7
9	-6	-6	-5	-10	-1	-3	3	12	4	31	10	121	0	0	5	145
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[illegible]	[illegible]
D1	-21	-21	-12	-24	-3	-9	5	20	16	103	3	37	2	44	-10	150
2	-33	-33	-14	-28	-1	-3	6	24	33	200	8	109	0	0	-1	269
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	[illegible]
2	-37	-37	-3	-6	1	3	15	60	29	175	15	191	2	45	22	431
3	-50	-50	-9	-18	-6	-18	19	76	38	225	12	168	1	21	[illegible]	[illegible]
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-21	-21	1	2	-1	-3	8	32	8	45	2	22	2	48	-1	[illegible]
2	-23	-23	-1	-2	2	6	8	32	24	153	3	34	2	51	[illegible]	[illegible]
3	-14	-14	25	50	0	0	4	16	9	68	5	52	0	0	[illegible]	[illegible]
4	-19	-19	14	28	7	21	3	12	18	116	8	112	1	44	[illegible]	[illegible]

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
H1	-25	-25	-2	-4	-5	-15	3	12	17	112	5	71	2	43	-5	194
2	-21	-21	-4	-8	-2	-6	1	4	16	112	4	60	0	0	-6	141
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-15	-15	-12	-24	-12	-36	-4	-16	0	5	4	55	3	99	-36	68
3	-9	-9	-7	-14	-1	-3	0	0	0	0	0	0	0	0	-17	-26
4	-15	-15	-6	-12	1	3	1	4	7	51	2	23	0	0	-10	54
5A	-13	-13	-1	-2	-3	-9	1	4	7	45	6	87	0	0	-3	112
5B	-12	-12	-5	-10	3	9	7	28	10	64	3	34	0	0	6	113
6	-10	-10	-19	-38	-10	-30	-1	-4	-2	-15	-1	-6	2	464	-41	361
7	-17	-17	-25	-50	-15	-45	-8	-32	-5	-33	-1	-3	7	210	-64	30
8	-9	-9	-18	-36	-14	-42	-6	-24	-8	-51	4	62	9	375	-42	275
9	-2	-2	-3	-6	-4	-12	-1	-4	-4	-26	0	0	2	227	-12	177
10	-24	-24	-46	-92	-28	-84	-13	-52	-16	-104	-4	-45	1	211	-130	-190
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	-2	-2	-4	-8	-2	-6	-3	-12	3	28	10	141	6	133	8	274
13	-4	-4	-2	-4	0	0	1	4	0	5	0	0	0	0	-5	1
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-4	-12	1	4	5	36	2	27	0	0	5	58
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-1	-11	-1	-12	0	0	-10	-36
19	-5	-5	60	120	5	15	3	12	4	30	4	67	3	99	73	338
20	-4	-4	7	14	3	9	2	8	5	34	2	24	1	21	17	106
K1	-5	-5	-7	-14	-4	-12	-2	-8	-5	-29	0	0	0	0	-23	-68
2	-4	-4	-8	-16	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-17	-161
3	-6	-6	-6	-12	-18	-54	-4	-16	-5	-30	-1	-10	0	0	-40	-128
4	-7	-7	-7	-14	-1	-3	0	0	-1	-6	0	0	0	0	-16	-30
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-10	-10	-4	-8	-2	-6	0	0	-5	-30	-1	-12	0	0	-22	-66
L1	-29	-29	18	36	3	9	12	48	2	2	3	41	0	10	9	117
2	-22	-22	-5	-10	0	0	7	28	3	25	2	29	2	60	-13	110
3	-14	-14	-4	-8	-2	-6	3	12	2	15	0	0	2	46	-13	45
4	49	49	4	8	-1	-3	8	32	1	6	2	20	0	0	63	112
5A	17	17	2	4	0	0	2	8	0	-6	6	72	0	0	27	95
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	2	6	6	24	2	16	0	0	0	0	93	143
2	40	40	8	16	1	3	1	4	3	19	0	0	0	0	53	82
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	37	37	16	32	0	0	6	24	5	27	3	30	0	0	67	150
5A	47	47	-1	-2	0	0	0	0	1	6	0	0	0	0	47	51
5B	22	22	8	16	1	3	1	4	6	46	0	0	0	0	38	91
6	111	111	1	2	3	9	6	24	3	18	0	0	0	0	124	164
7	-23	-23	-2	-4	1	3	1	4	3	16	0	0	-1	-21	-32	-25
8	-10	-10	5	10	1	3	6	24	4	31	2	24	2	49	10	131
9	264	264	2	4	0	0	1	4	3	23	2	30	0	0	272	325
10	163	163	3	6	0	0	10	40	1	6	1	10	0	0	178	225
11	378	378	10	20	2	6	0	0	4	27	4	47	1	573	399	1,051
N1	-4	-4	-5	-10	-2	-6	-2	-8	-5	-29	-1	-10	0	0	-19	-67
2	-3	-3	-2	-4	-1	-3	3	12	3	22	2	22	2	134	4	180
3	-6	-6	-3	-6	0	0	2	8	9	59	0	0	4	183	6	238
4	-1	-1	24	48	15	45	16	64	29	190	61	788	5	143	149	1,277

Net Change - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N5A	-7	-7	2	4	2	6	-2	-8	6	46	2	30	1	26	4	97
5B	-11	-11	10	20	-1	-3	4	16	9	63	3	38	3	87	17	210
6	5	5	0	0	4	12	0	0	9	57	4	53	1	30	23	157
7	-7	-7	-3	-6	-1	-3	4	16	5	34	2	29	3	63	3	126
8	-5	-5	-11	-22	0	0	4	16	1	8	-1	-11	2	151	-8	137
9	-9	-9	-18	-36	-2	-6	1	4	1	5	2	29	0	0	-25	-13
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-16	-16	6	12	3	9	13	52	7	44	3	42	4	91	20	234
13	274	274	35	70	1	3	6	24	7	43	9	116	0	0	332	530
14	-27	-27	-9	-18	-2	-6	17	68	16	109	7	77	0	0	11	203
15	124	124	10	20	3	9	19	76	23	167	7	76	0	0	186	472
O1	284	284	2	4	0	0	17	68	11	72	15	284	4	285	333	997
2	-52	-52	-14	-28	0	0	15	60	44	270	16	202	2	57	11	509
3	160	160	33	66	4	12	11	44	5	37	5	62	1	24	219	405
4	51	51	1	2	0	0	0	0	0	0	0	0	0	0	52	53
5A	408	408	2	4	0	0	0	0	0	0	0	0	0	0	410	412
5B	63	63	2	4	3	9	5	20	3	17	4	60	2	44	82	217
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	81	81	4	8	0	0	1	4	1	6	1	16	0	0	88	115
8B	79	79	5	10	1	3	0	0	2	14	1	12	0	0	88	118
9	14	14	2	4	0	0	1	4	3	21	0	0	0	0	20	43
P1	-4	-4	1	2	3	9	8	32	14	97	4	46	1	27	27	209
2	5	5	0	0	1	3	2	8	2	14	3	35	0	30	13	65
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-10	-10	22	44	-1	-3	15	60	28	185	6	77	1	24	61	377
1B	28	28	11	22	1	3	1	4	6	35	1	18	3	66	51	176
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B
NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3,712	3,712	605	1,210	123	369	388	1,552	750	4,939	423	5,534	166	9,885	6,167	27,201
A1	4	4	0	0	1	3	0	0	2	13	1	12	7	520	15	552
2	1	1	6	12	2	6	1	4	5	32	1	12	7	343	23	410
3	6	6	5	10	0	0	1	4	3	16	0	0	3	156	18	192
4	2	2	5	10	3	9	1	4	5	33	4	55	1	90	21	203
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	3	6	5	15	0	0	5	32	0	0	3	207	18	262
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	2	2	2	4	0	0	0	0	1	6	3	41	1	27	9	80
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	4	407	4	407
13	0	0	1	2	0	0	0	0	0	0	1	13	2	134	4	149
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	4	4	8	16	2	6	0	0	4	29	5	69	2	45	25	169
4	0	0	4	8	0	0	1	4	15	113	5	65	1	24	26	214
5	2	2	0	0	2	6	2	8	6	44	7	94	3	69	22	223
6	3	3	0	0	0	0	0	0	4	28	12	152	6	371	25	554
7	9	9	0	0	0	0	0	0	4	31	7	102	3	62	23	204
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	5	20	18	114	3	37	2	44	28	215
2	0	0	0	0	0	0	7	28	34	206	8	109	0	0	49	343
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	1	3	15	60	29	175	15	191	2	45	68	482
3	1	1	3	6	0	0	22	88	39	233	12	168	1	21	78	517
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	2	2	1	2	0	0	8	32	8	45	2	22	2	48	23	151
2	2	2	2	4	2	6	9	36	24	153	3	34	2	51	44	286
3	3	3	26	52	0	0	5	20	9	68	6	70	0	0	49	213
4	4	4	16	32	9	27	3	12	18	116	8	112	1	24	59	327
H1	1	1	0	0	0	0	4	16	20	128	5	71	2	43	32	259
2	0	0	0	0	0	0	1	4	17	117	4	60	0	0	22	181

New Construction - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	1	4	3	23	4	55	3	99	11	181
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	2	8	9	57	8	107	0	0	25	181
5B	2	2	1	2	3	9	8	32	10	64	6	70	0	0	30	179
6	1	1	0	0	0	0	1	4	1	8	1	17	3	501	7	531
7	2	2	2	4	0	0	1	4	3	21	4	62	8	230	20	323
8	1	1	0	0	0	0	0	0	1	7	13	174	10	417	25	599
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	5	39	10	141	6	133	23	321
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
19	5	5	62	124	5	15	3	12	4	30	4	67	3	99	86	352
20	3	3	10	20	3	9	4	16	6	42	2	24	1	21	29	135
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
L1	14	14	27	54	5	15	13	52	14	97	3	41	1	30	77	303
2	1	1	5	10	1	3	7	28	6	43	3	41	2	60	25	186
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	94	94	9	18	0	0	8	32	1	6	2	20	0	0	114	170
5A	53	53	8	16	0	0	2	8	3	18	6	72	0	0	72	167
5B	76	76	0	0	0	0	0	0	23	156	19	206	0	0	118	438
M1	82	82	16	32	3	9	6	24	2	16	0	0	0	0	109	163
2	49	49	10	20	1	3	1	4	3	19	0	0	0	0	64	95
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	54	54	0	0	0	0	0	0	1	6	0	0	0	0	55	60
5B	69	69	15	30	2	6	1	4	6	46	0	0	0	0	93	155
6	140	140	4	8	5	15	6	24	3	18	0	0	0	0	158	2[illegible]
7	20	20	4	8	2	6	2	8	3	16	0	0	0	0	31	58
8	50	50	9	18	1	3	6	24	6	41	2	24	2	49	76	209
9	271	271	4	8	0	0	1	4	3	23	2	30	0	0	281	336
10	174	174	3	6	0	0	10	40	1	6	1	10	0	0	189	236
11	433	433	12	24	3	9	3	12	4	27	4	47	1	573	460	1,125
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	[illegible]
2	0	0	1	2	0	0	3	12	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	26	52	15	45	19	76	29	190	61	788	5	143	171	1,3[illegible]
5A	0	0	5	10	3	9	0	0	7	51	2	30	1	26	1[illegible]	1[illegible]6

New Construction - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
5B	69	69	15	30	2	6	1	4	6	46	0	0	0	0	93	155
6	140	140	4	8	5	15	6	24	3	18	0	0	0	0	158	205
7	20	20	4	8	2	6	2	8	3	16	0	0	0	0	31	58
8	50	50	9	18	1	3	6	24	6	41	2	24	2	49	76	209
9	271	271	4	8	0	0	1	4	3	23	2	30	0	0	281	336
10	174	174	3	6	0	0	10	40	1	6	1	10	0	0	189	236
11	433	433	12	24	3	9	3	12	4	27	4	47	1	593	460	1,125
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
2	0	0	1	2	0	0	3	12	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	26	52	15	45	19	76	29	190	61	788	5	143	171	1,310
5A	0	0	5	10	3	9	0	0	7	51	2	30	1	26	18	126
N5B	2	2	13	26	0	0	5	20	9	63	3	38	3	87	35	236
6	14	14	6	12	5	15	2	8	9	57	4	53	1	30	41	189
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	3	215	10	246
9	0	0	0	0	0	0	1	4	4	22	2	29	0	0	7	55
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	4	12	13	52	7	44	3	42	4	91	48	268
13	286	286	35	70	1	3	6	24	7	43	9	116	0	0	344	542
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	189	189	17	34	3	9	20	80	23	167	7	76	0	0	259	555
O1	304	304	12	24	0	0	17	68	11	72	14	174	5	395	363	1,037
2	2	2	2	4	4	12	15	60	44	270	15	202	2	57	84	607
3	196	196	35	70	4	12	11	44	5	37	5	62	1	24	257	445
4	53	53	1	2	0	0	0	0	0	0	0	0	0	0	54	55
5A	413	413	2	4	0	0	0	0	0	0	0	0	0	0	415	417
5B	86	86	4	8	3	9	5	20	3	17	4	60	2	44	107	244
6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	4	8	0	0	1	4	1	6	1	16	0	0	101	128
8B	111	111	6	12	1	3	0	0	2	14	1	12	0	0	121	152
9	66	66	6	12	1	3	1	4	3	21	0	0	0	0	77	106
P1	7	7	3	6	3	9	8	32	15	103	4	46	1	27	41	230
2	9	9	0	0	1	3	2	8	2	14	3	35	0	0	17	69
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	31	62	1	3	16	64	28	185	6	77	1	24	111	443
1B	28	28	11	22	1	3	2	8	6	35	1	18	3	66	52	180
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C
DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,622	1,622	581	1,162	208	624	95	380	180	1,194	51	636	14	492	2,751	6,110
A1	2	2	1	2	0	0	0	0	1	5	0	0	0	0	4	9
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
4	12	12	4	8	2	6	1	4	3	17	0	0	0	0	22	47
5	2	2	3	6	0	0	1	4	1	6	0	0	0	0	7	18
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	7	7	3	6	0	0	0	0	1	6	0	0	0	0	11	19
8	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
9	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
10	0	0	1	2	3	9	0	0	2	13	1	12	2	44	9	80
11	4	4	2	4	1	3	0	0	4	27	1	12	2	44	14	94
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	5	5	8	16	0	0	1	4	1	5	0	0	0	0	15	30
4	6	6	7	14	4	12	0	0	0	0	1	12	0	0	18	44
5	11	11	9	18	1	3	0	0	1	5	0	0	0	0	22	37
6	7	7	4	8	3	9	0	0	1	8	2	21	0	0	17	53
7	9	9	3	6	0	0	1	4	3	19	3	48	0	0	19	86
8	8	8	7	14	0	0	1	4	2	14	1	12	0	0	19	52
9	6	6	7	14	1	3	0	0	3	22	0	0	0	0	17	45
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	21	21	12	24	3	9	0	0	2	11	0	0	0	0	38	65
2	33	33	14	28	1	3	1	4	1	6	0	0	0	0	50	74
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	41	41	5	10	0	0	0	0	0	0	0	0	0	0	46	51
3	51	51	12	24	6	18	3	12	1	8	0	0	0	0	73	113
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	23	23	0	0	1	3	0	0	0	0	0	0	0	0	24	26
2	25	25	3	6	0	0	1	4	0	0	0	0	0	0	29	35
3	17	17	1	2	0	0	1	4	0	0	1	18	0	0	20	41
4	23	23	2	4	2	6	0	0	0	0	0	0	0	0	27	33
H1	26	26	2	4	5	15	1	4	3	16	0	0	0	0	37	65

Demolition - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
H2	21	21	4	8	2	6	0	0	1	5	0	0	0	0	28	40
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	15	15	12	24	12	36	5	20	3	18	0	0	0	0	47	113
3	9	9	7	14	1	3	1	4	0	0	0	0	0	0	18	30
4	17	17	9	18	1	3	0	0	0	0	1	10	0	0	28	48
5A	16	16	4	8	3	9	1	4	2	12	2	20	0	0	28	69
5B	14	14	6	12	0	0	1	4	0	0	3	36	0	0	24	66
6	11	11	19	38	10	30	2	8	3	23	2	23	1	37	48	170
7	19	19	27	54	15	45	9	36	8	54	5	65	1	20	84	293
8	10	10	18	36	14	42	6	24	9	58	9	112	1	42	67	324
9	2	2	3	6	4	12	1	4	4	26	0	0	0	0	14	50
10	24	24	47	94	28	84	13	52	19	124	5	60	1	20	137	458
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	2	2	4	8	2	6	5	20	2	11	0	0	0	0	15	47
13	4	4	2	4	0	0	0	0	2	12	0	0	0	0	8	20
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	4	12	0	0	2	13	0	0	0	0	8	28
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	10	10	2	4	0	0	0	0	0	0	0	0	0	0	12	14
20	7	7	3	6	0	0	2	8	1	8	0	0	0	0	13	29
K1	5	5	7	14	4	12	2	8	5	29	0	0	0	0	23	68
2	4	4	8	16	1	3	1	4	2	14	0	0	1	120	17	161
3	6	6	6	12	18	54	4	16	5	30	1	10	0	0	40	128
4	7	7	7	14	1	3	0	0	1	6	0	0	0	0	16	30
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	10	10	4	8	2	6	1	4	5	30	1	12	0	0	23	70
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	186
2	23	23	10	20	1	3	0	0	3	18	1	12	0	0	38	76
3	14	14	6	12	3	9	1	4	1	5	0	0	0	0	25	44
4	45	45	5	10	1	3	0	0	0	0	0	0	0	0	51	58
5A	36	36	6	12	0	0	0	0	3	24	0	0	0	0	45	72
5B	13	13	0	0	0	0	0	0	20	160	0	0	0	0	33	173
M1	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
2	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	21	21	5	10	0	0	0	0	0	0	0	0	0	0	26	31
5A	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
5B	47	47	7	14	1	3	0	0	0	0	0	0	0	0	55	64
6	29	29	3	6	2	6	0	0	0	0	0	0	0	0	34	41
7	43	43	6	12	1	3	1	4	0	0	0	0	1	21	52	83
8	60	60	4	8	0	0	0	0	2	10	0	0	0	0	66	78
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	55	55	2	4	1	3	3	12	0	0	0	0	0	0	61	74
N1	6	6	5	10	3	9	2	8	5	29	1	10	0	0	22	72
2	3	3	3	6	1	3	0	0	1	6	0	0	0	0	8	18
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29

Demolition- Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N5B	13	13	3	6	1	3	1	4	0	0	0	0	0	0	18	26
6	9	9	6	12	1	3	2	8	0	0	0	0	0	0	18	32
7	7	7	4	8	1	3	0	0	0	0	0	0	0	0	12	18
8	5	5	12	24	0	0	0	0	1	5	1	11	1	64	20	109
9	9	9	18	36	2	6	0	0	3	17	0	0	0	0	32	68
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	23	23	4	8	1	3	0	0	0	0	0	0	0	0	28	34
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	30	30	11	22	3	9	0	0	1	5	0	0	0	0	45	66
15	65	65	7	14	0	0	1	4	0	0	0	0	0	0	73	83
O1	20	20	10	20	0	0	0	0	0	0	0	0	0	0	30	40
2	54	54	16	32	4	12	0	0	0	0	0	0	0	0	74	98
3	36	36	2	4	0	0	0	0	0	0	0	0	0	0	38	40
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	23	23	2	4	0	0	0	0	0	0	0	0	0	0	25	27
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
8B	32	32	1	2	0	0	0	0	0	0	0	0	0	0	33	34
9	52	52	4	8	1	3	0	0	0	0	0	0	0	0	57	63
P1	11	11	2	4	0	0	0	0	1	6	0	0	0	0	14	21
2	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	38	38	9	18	2	6	1	4	0	0	0	0	0	0	50	66
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

A C K N O W L E D G M E N T S

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Department of City Planning

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This report was written by Mr. M. F. Groat, Planner IV, Urban Systems Analyst. Data collection and research was carried out by Mrs. Theresa Kelso and Mr. Clifford Marks, Planners I, and graphics were prepared under the direction of Mrs. Ruth Durbin, City Planning Draftsman. Miss Lenora Lee and Mrs. Ibbie Sims provided clerical assistance.

CHANGES IN THE HOUSING INVENTORY

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Changes in the Housing Inventory
Attention: Mr. Groat

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1970

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · MAY 1971

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO, CA. 94102

INFORMATION RELEASE:

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY, 1970

The fifth annual report, Changes in the San Francisco Housing Inventory, 1970, has been released by the San Francisco Department of City Planning. The report shows that the year, 1970, witnessed the smallest net gain in housing for the 1960-1970 decade. To the housing stock were added 260 units, the difference between 990 completed during the year and 730 demolished. Losses of units in the lower-density category -- less than ten units per building -- continued this year. Although 369 low-density units were completed, 37 percent of the year total, demolition exceeded production by 180 units. While single-family-home completions rose from 69 the previous year to 106 in 1970, the net change for this category amounted to a loss of 23 units.

Gains were made in the higher-density structures, aided particularly by a large private development near Gas House Cove in the Marina district. The 63 percent share of total completions in the ten-or-more-unit category continues to reinforce the trend of recent years to higher housing densities. It should be noted that a number of projects in Redevelopment Areas will be completed in 1971 and 1972 and that these will contribute to the City's stock of lower-density family housing.

Of the 730 units demolished in 1970, 464 were the result of public action. This proportion remains the same as the previous year. The 1970 report includes, for the first time, data on hotel rooms lost. In 1970, 1,658 hotel rooms were removed from the inventory. Of these 1,084 or 65 percent of the demolition resulted from public actions. On the basis of the information available for the report, the number of these rooms used as permanent living quarters could not be determined. As a consequence, the count is rendered as rooms rather than housing units.

The report contains an extensive section on the progress of public agencies to meet housing targets established during the preparation of the City's Improvement Plan for Residence. The information, contributed by the agencies, serves to monitor the various housing programs in effect or proposed for San Francisco.

Following is a brief summary of information on activity since December 31, 1970. As of May 15, 1971, 878 units of housing have

been certified complete and 281 demolished, a net change thus far of 597 units. Of the units completed, 572 represent public housing both conventional and turnkey, 192 occur in Redevelopment project areas and 114 were privately initiated. Responsibility for demolition was about equally divided between the private and public sectors.

The outlook for construction this year was not yet clear, as of the March release of Department of Commerce field reports. For January through March 1971, 439 housing units were authorized by permit. For the same period in 1970, 469 had been authorized.

Copies of the report are available, while the supply lasts, at the Department of City Planning, 100 Larkin Street, San Francisco, California 94102

CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1 9 7 0

San Francisco Department of City Planning, May, 1971

P R E F A C E

In 1967, the Department of City Planning published the first in this series of annual reports on changes in the city's inventory of housing. Since the publication of the first report, changes in content and format to improve the report have been made. The object is to present concise, significant information about the housing stock derived from available City records. In this report, a transition is made from the purely statistical to one which may also monitor the progress of the City in achieving the objectives set forth in its Plan for Residence adopted by the Planning Commission. To achieve this, the 1970 report contains a special section on the public actions affecting the housing stock of the city.

1970, a Census year, may be considered a bench mark for new housing information. Unfortunately, the results of the Census will not be available in time for analysis and inclusion in this report. In view of this, and because the decade beginning in 1960 was summarized in last year's report, this report will be confined solely to a consideration of housing activity in 1970 and it will use the 1960 tract boundaries.

C O N T E N T S

T A B L E S

I L L U S T R A T I O N S

A P P E N D I X T A B L E S

S U M M A R Y

1. The net gain in housing units for 1970 was 260 units. Nine hundred and ninety units were certified complete and 730 (exclusive of hotel rooms) were demolished. The net gain for 1970 was the lowest recorded for the period starting in 1960.

2. Public actions accounted for 464 of the 730 dwelling units removed, nearly the same proportion as last year. Of the 1,658 hotel and lodging rooms demolished, 1,084, or 65 percent, of them were removed as a result of public action. Public actions were responsible in both dwelling unit and hotel and lodging house categories for two-thirds of the loss of units in 1970.

3. Although completions of single family homes rose from 69 units in 1969 to 106 units this year, and despite the fact that structures containing less than ten units accounted for 369 units, 37 percent of the year's total production, this category of lower density housing suffered a net loss of 180 units in 1970. Redevelopment projects now in the construction phase will add low density units to the stock when they are completed.

4. As in previous years, higher density structures (those having ten or more units) were responsible for the major share (nearly 63 percent) of the units completed. Single-family homes rose to nearly double their number in 1969, and though they represented 54 percent of new structures, their share of units amounted to about 11 percent.

5. In the nine county Bay Area context, San Francisco was again in the lower ranks, leading Napa and Marin in production. According to Department of Commerce records, Santa Clara authorized 17,718 new units to San Francisco's 1,671. The percent single family of total authorizations placed San Francisco lowest at 9 percent, Marin highest at 64 percent, with an average of 39 percent for the Bay Area. Even though new single-family units are being authorized in the city, and though town-house projects are continuing to be built, the figures indicate that multi-family housing will probably continue to be the major theme of construction.

6. The stimulation of the housing market through measures such as the reduction of the interest rate has had effect in the Bay Area as a whole. However, the picture for San Francisco, according to the construction series released by the Department of Commerce, is not as good as comparable

months of January and February, 1970. Authorizations as of February, 1970, totaled 450 units while for the same time in 1971 amount to 281 units. For the Bay Area, the total number of units in 1970 for the period was 5,017 and in 1971, 7,261.

INTRODUCTION

Purpose and Scope of the Report

Simply put, the purpose of these reports, published annually since 1967, is to keep track of changes in the inventory of housing. By changes are meant the number of units gained as a result of new construction and the number of units lost through demolition. Although detailed information about rents, vacancies, number of bedrooms, and many other aspects of housing would be desirable, availability is the determining limitation. Except for data compiled by this Department from the records of the Central Permit Bureau and the Bureau of Building Inspection, Department of Public Works, little public information exists about the housing market. Periodic surveys, such as the one by this Department in 1969 and the decennial Census are major sources for the useful items mentioned above. However, such surveys are expensive and cannot be undertaken without adequate funding. As a result, many of the facts about housing desired by both public and private agencies are available only on an occasional basis. Every effort will be made by the Department of City Planning to see that such information is available.

As a result of interagency cooperation, and in response to the programs set forth in the Plan for Residence, the report this year incorporates a section on the role of public agencies in housing for the city. Then, too, as the City's information resources are mobilized, a result of effort to achieve a common information system, some of those aspects of housing which cannot be dealt with now may be accessible in the near future.

Sources of Information for the Report

The principal source of information for this report is records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are: Certificates of Final Completion and Demolition Permits. The former record is the source of new construction in place information, the latter that of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. This has two important consequences for inventory figures. First, unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact,

available for occupancy. A building permit, though granted, may not be acted upon and the units accounted for by it never brought into being. Second, it is entirely possible that a building may be occupied before this certificate is issued. That has happened in several major apartment buildings in the city, so that, unless they are counted in advance of the filing of the certificate, their formal inclusion in the record may follow by a year their actual entry in the housing stock. This lapse of time must be understood for it has sometimes been pointed out that developments exist not counted in a current year's report. To keep the report consistent, however, development is not reported unless it has been recorded, or unless there is a special circumstance which would make reporting it desirable prior to the filing of a certificate.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information on units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units contained in the structure demolished. It would be desirable to have additional data on the number of rooms, age of the structure, nature of the previous occupancy, etc., but these facts are simply not available at this time. The Department cannot guarantee that the figures from all sources for demolished structures will agree. The figure considered most recent and/or from the source judged most reliable will be used.

Certificates of Final Completion are also used to establish the relatively minor gains or losses of units resulting from the alteration of existing buildings.

Net Change

Although the net loss of structures was slightly less in 1970 than 1969, the net unit addition to the stock was even lower. In 1970, 260 units were added, the difference between 990 units certified complete and 730 units demolished.

TABLE 1

Net Change in Housing Structures and Units, 1970*

Structure Type	No. of Structures	No. of Units
Single Family	-23	-23
2	-43	-86
3	-16	-48
4	-3	-12
5-9	0	-11
10-19	+1	+28
20 or more	+7	+412
Total	-77	+260

*New construction minus demolitions.

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

Again, the pattern of losses in lower density categories was repeated. This year, however, an extension of net loss to the 5-9 unit division occurred with net gains confined to the higher density buildings containing 10 or more units. The pattern, not exceptional in one of the worst years of the decade for construction, reflects the difficulty experienced in the housing market. Toward the end of the year, however, there was a resurgence in the national housing construction

aided by the easing of loan rates. Though it is premature to predict the full effect of the declining loan rates in San Francisco, the Bay Area has experienced an increase in construction. It remains to be seen, however, whether or not the current economic recession will act to neutralize the stimulus provided by lowering interest rates.

In Table 2, the net additions by category of structure are added to the running total kept since 1960. According to figures based on local records, the housing stock stands at 331,887 units. However, recent figures released by the Bureau of the Census set a much lower figure for the housing stock. According to the 1970 Census, San Francisco has 310,402 units, a difference of 21,485 units from the total provided by the housing inventory figures. The difference is greater than the net gain of 21,328 units which on the basis of City records have been added to the stock in the period 1960-1970. In fact, the Census figure represents a net decline of 157 units in the city's stock since 1960.

TABLE 2

San Francisco Housing Stock, December 31, 1970

Structure Type	No. of Units	Percent
Single family	112,303	34%
2	37,935	11
3-4	32,403	10
5-9	36,950	11
10+	112,296	34
Total	331,887	100%

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

At the time of this publication, it is not possible on the basis of the limited information so far released by the Bureau to determine the source(s) of the discrepancies and to do more than conjecture about a reconciliation of these figures. One important contribution to the discrepancy may result from a revision of the Census definition of a housing unit in 1970. The 1960 definition was a relaxation of the earlier definition of the dwelling unit. However, in 1970, according to the following passage from the Bureau's Census User's Guide, the definition was once again given a more restricted meaning.

151.1 "Housing Units -- Housing units comprise houses, apartments, groups of rooms, or single rooms, which are occupied, or vacant but intended for occupancy, as separate living quarters. Specifically, there is a housing unit when the occupants do not live or eat with any other persons in the structure and there is either direct access to the units from the outside or through a common hall, or (2) in 1960, a kitchen or cooking equipment for the occupants' exclusive use; in 1970, complete kitchen facilities for the occupants' exclusive use."

p. 61, 1970 Census User's Guide, Bureau of the Census, U. S. Department of Commerce.

The difference which may be made by the requirement in 1970 for complete cooking facilities* as contrasted with 1960's less restrictive requirement of cooking equipment as one of the criteria for the housing unit can be illustrated as follows. In 1950, to qualify as a dwelling unit, the living quarters were required to have a kitchen, by which was meant the equivalent of complete cooking facilities. In 1960, as noted above, the requirement was simply that of cooking equipment. In 1960, a room having a hot plate qualified as a housing unit. In 1970, the same room would not, since it may lack a sink and mechanical refrigerator associated with complete cooking facilities.

To illustrate the effect of a change in definition, in 1950, the area generally known as the South of Market and contained in Census Tracts K1, K2, K3, K4, and K5 had,

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*Complete cooking facilities include kitchen stove, sink and mechanical refrigerator.

according to the Census, about 4,000 dwelling units. In 1960, this same area was enumerated as having 12,000 housing units. The dramatic increase was not due to new construction, for the Census recorded but 35 new units constructed since 1950 in that area. The 200 percent increase was due solely to the change in definition employed.

It will be essential, when the Census information is finally released, that it be checked against local sources of information. The use of Census data as a bench mark will only be possible when standards of comparability are established, and when there is agreement between the various sources of data on what constitutes the housing unit. It should be noted that all the units recorded in the housing inventory reports follow the more restrictive definition employed by the Census. They all have separate entrances and all have complete cooking facilities. The discrepancies will, in all probability, be much the same nature as those which existed between the 1950 and 1960 Census, though in reverse. It is hoped that this will be the last major shift in Census terminology.

New Construction

In 1970, the number of units for which permits were authorized nearly doubled that of 1969. In Table 3, each of the categories, single and multi-family, were double that of the previous year. (In 1969, the total authorized construction for San Francisco was 859 units, of which 77 were for single-family dwellings and 782 were multi-family units.) In 1969, San Francisco ranked eighth among the nine counties in terms of total units authorized; last year the city was in the seventh rank.

TABLE 3

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1970

County	Single-Family	Multi Family	Total	Estimated Cost (millions)	Percent Single-Family of Total
Alameda	4,954	5,322	10,276	$162.0	48
Contra Costa	2,178	4,554	6,732	98.8	32
Marin	834	470	1,304	32.0	64
Napa	489	430	919	12.9	53
San Francisco	144	1,527	1,671	31.3	9
San Mateo	1,284	4,276	5,560	79.4	23
Santa Clara	6,321	11,397	17,718	258.8	36
Solano	902	909	1,811	24.5	50
Sonoma	1,716	1,035	2,751	45.7	62
Total	18,822	29,920	48,742	745.4	39

Source: Construction Reports, Authorized Construction -- San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

Note: Figures in this table will not correspond with those presented in the balance of this report. The above figures are construction authorized in the calendar year, 1970, not necessarily completed. Only figures for construction certified complete in the calendar year 1970 are used in the balance of this report.

In other respects, the trends for the Bay Area remain much as in the previous year. Once again Santa Clara County led in units authorized with Alameda in second place. Except for Marin County, single-family housing continued to decline as a percentage of total production. (It is noted here, and in the later tables, that a surprising reversal of single-family housing construction occurred in San Francisco. However, despite the increase in new units, there occurred, as noted above, a net decline in the total number of single-family units owing to a higher demolition than replacement rate.)

In Table 4, the pattern of residential completions for 1970 shows, in addition to the singular increase in the number of single-family homes completed, the same general tendencies of earlier years. Over 70 percent of the new units were in multi-family structures having five or more units, and of this total, 51 percent were accounted for by high density structures containing 20 or more units.

TABLE 4

Residential Construction, 1970
Number and Percent of Structures
and Units by Structure Type

Structure Type	Number of Structures	Percent	Number of Units	Percent
Single family	106	54.0%	106	10.6%
2	19	9.7	38	3.9
3	17	8.7	51	5.1
4	18	9.2	72	7.3
5-9	18	9.2	102	10.3
10-19	8	4.1	117	11.8
20+	10	5.1	504	51.0
Total	196	100.0%	990	100.0%

Source: San Francisco Department of City Planning, 1971, from Bureau of Building Inspection records, Department of Public Works.

Estimated cost of new construction as shown in Table 5, presented no clear picture of trends. Estimated costs of single-family dweelings were significantly lower than in the previous year, as was the unit cost of those falling in the 20 or more unit category. Lower estimated costs than the previous year are shown in the 10-19 unit structure group, while all other categories showed increases. That no clear picture emerges is partly due to the small number of buildings responsible for units in the various categories. Another factor is that the cost estimated may not be the final cost of the building. It is the cost entered on the application for the permit and upon which the permit fee is based. The figure is reviewed by the Bureau of Building Inspection Plan Checker and may be revised. However, it is an estimate and is not revised to account for the in-progress costs of construction which may considerably exceed the estimate. Cost and data should be regarded with these reservations in mind.

TABLE 5

Estimated Costs of Construction per Structure and Unit by Structure Type

Structure Type	Total Est. Cost	Average Cost/Str.	Average Cost/Unit	Average Cost/Unit (1969)
Single family	$3,225,910	$30,722	$30,722	$35,245
2	903,487	47,551	23,775	22,878
3	984,200	57,894	19,298	19,284
4	1,297,740	72,096	18,024	16,475
5-9	1,636,570	90,920	16,044	15,476
10-19	1,581,000	275,350	14,716	15,325
20+	7,386,652	738,665	14,656	20,546
Total	$17,015,559			

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

Demolition

In 1970, fewer dwelling units were demolished than in the previous year. In 1969, 898 units were accounted for, 570 of them resulting from public action, principally redevelopment. In 1970, 730 units (not counting 1,658 hotel and lodging house rooms) were demolished, 464 of them through public actions, again primarily redevelopment.

Single-family homes suffered the heaviest losses, 129 units, and nearly 60 percent of unit losses were sustained in the less than five unit (low density) housing category.

TABLE 6

Demolitions, 1970
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	129	47.1%	129	17.7%
2	62	22.8	124	17.0
3	33	12.1	99	13.5
4	21	7.7	84	11.5
5-9	18	6.6	113	15.5
10-19	7	2.6	89	12.2
20+	3	1.1	92	12.6
Total	273	100.0%	730	100.0%

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

It is interesting to note that while public action resulted in 100 percent of the loss in the 20 or more unit structures, it was responsible for only one-third of the single-family homes lost. The private market, for various reasons, generally accounts for losses in this area.

TABLE 7

Demolition by Public Action, 1970
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	44	33%	44	9%
2	36	27	72	16
3	20	15	60	13
4	10	8	40	9
5-9	13	10	84	18
10-19	6	5	72	15
20+	3	2	92	20
Total	132	100%	464	100%

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

This would seem to indicate that although new single-family homes are being built, single-family homes as a whole are vulnerable to higher density development. As in the earlier years of the decade, the utilization of the land for higher densities of development renders especially susceptible older, low-density housing.

The share of demolition accounted for by public action this year rose from about two-thirds to 70 percent. It should be noted, however, that a number of housing projects in the Western Addition are on their way to completion. Thus the somewhat unbalanced picture given by the demolition tables must be viewed in the context of projects under way which will represent additions to the housing stock once completed. More information on this subject will be provided in the section, "Housing and Public Action".

In Table 8, for the first time, the loss of rooms resulting from the demolition of hotels and lodging houses is given. This inclusion is in response to many requests for this information, and in giving it, certain precautions should be observed. First, the counts are deliberately maintained as rooms, rather than housing units. It is not possible to know how many of the rooms lost represented permanent living quarters and how many were for transient guests. No knowledge of cooking arrangements in the quarters is claimed, one indication of permanency of residence. It is clear to anyone acquainted with certain areas of the city that many of the rooms, regardless of cooking arrangements, were probably permanent or semi-permanent quarters, especially for elderly and/or single persons or childless couples. The impact of the loss of these rooms has been publicized from time to time by articles in local newspapers. Much concern for public action responsible for the losses has been voiced. However, in 1970, nearly one-third of the losses were through private actions.

TABLE 8

Hotel and Lodging House Rooms Demolished, 1970

No. of Rooms in Building	Public Action		Private Action		Total	
	Str.	Rooms	Str.	Rooms	Str.	Rooms
1-25	2	39	2	35	4	74
26-50	5	169	1	42	6	211
51-75	1	51	2	125	3	176
76-100	3	292	1	91	4	383
More than 100	3	533	1	281	4	814
Total	14	1084	7	574	21	1658

Source: San Francisco Department of City Planning, 1971, from records of the Bureau of Building Inspection, Department of Public Works.

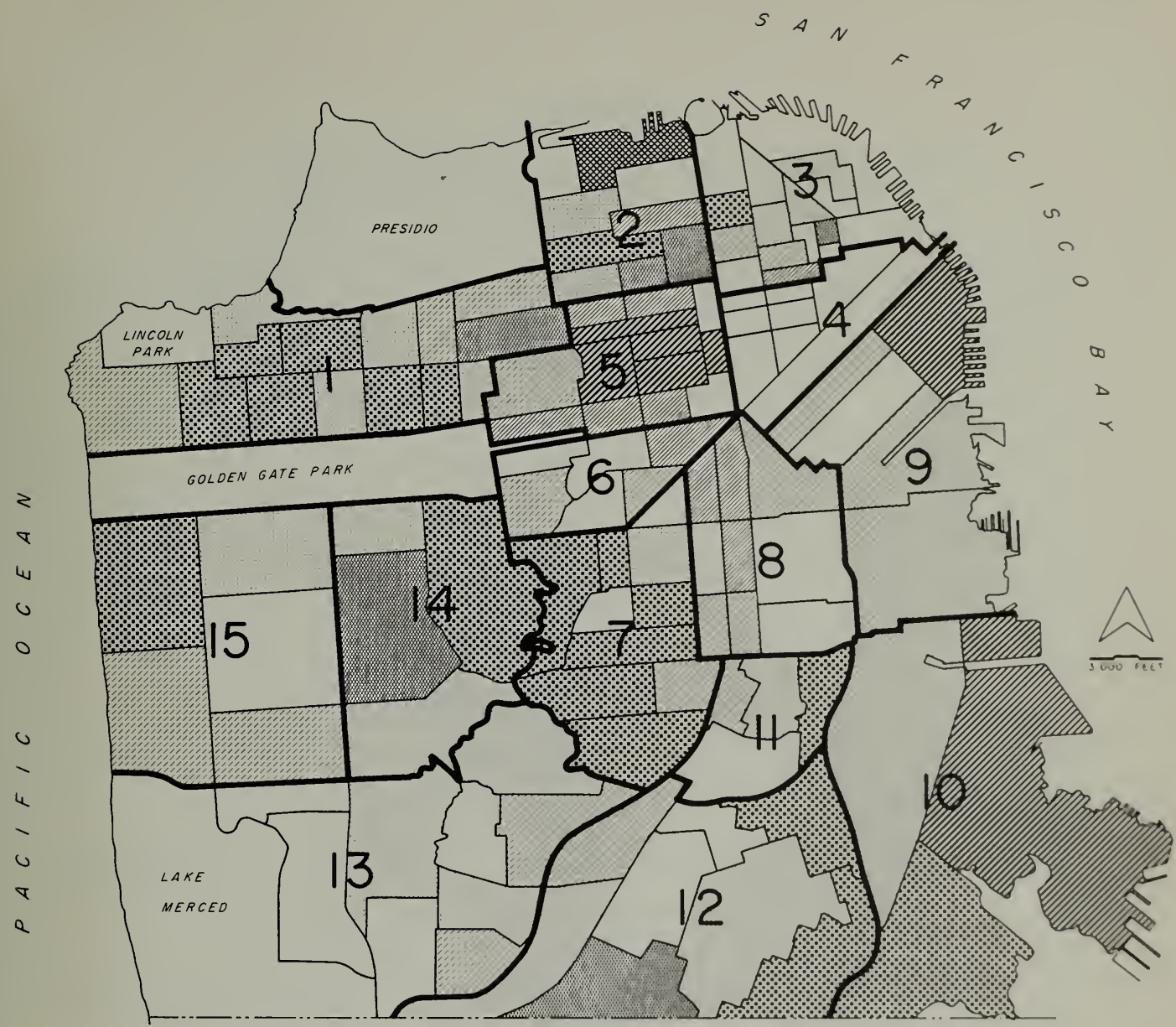
Conversions

In 1970, the net change due to conversions amounted to a loss of five units as recorded in permit records. The

number of illegal conversions which would tend to augment the stock, or the number of families doubling in the same quarters are unknown.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

Changes by districts are useful as indicators of the distribution of housing activity in the city. In the accompanying maps, the basic divisions are the 1960 Census Tracts. (In next year's report, when data from the 1970 Census has been made available, the 1970 Census Tracts will be the basic area.) Census tracts are grouped into 15 planning divisions used by the Department in the preparation of its comprehensive plan. A summary of the general changes by district accompanies the maps and tables.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1970
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
-26 TO -97	7
-6 TO -25	11
-1 TO -5	22
0	37
1 TO 5	19
6 TO 25	20
26 TO 125	6
126 TO 241	1

DIVISIONS
1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 9

San Francisco Districts in Rank Order of Net Change in Housing Units, 1970

Rank	Map	District	No. of Units
1	2	Marina	350
2	1	Richmond	122
3	3	Northeast	78
4	7	Central	75
5	12	South Central	60
	14	Inner Sunset	60
6	11	Bernal Heights	13
7	15	Outer Sunset	10
8	13	Ingleside	4
9	4	Downtown	No change
10	6	Buena Vista	-23
11	8	Mission	-35
12	10	South Bayshore	-56
13	9	South of Market	-57
14	5	Western Addition	-341
Total			260

Source: San Francisco Department of City Planning, 1971.

TABLE 10

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1970

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	29	Richmond	41	Central	33	Richmond	46	Marina	319
2	Inner Sunset	19	South Central	31	Richmond	30	Marina	29	Northeast	93
3	Central	12	Central	18	Inner Sunset	17	Inner Sunset	13	Richmond	24
4	Bernal Heights	8	Inner Sunset	11	Outer Sunset	6	Central	12	W. Addition	12
5	Ingleside	5	Outer Sunset	8	Marina	5	Outer Sunset	0	Buena Vista	0
6	Downtown	0	Northeast	6	Bernal Heights	5	Bernal Heights	0	Mission	0
7	Buena Vista	-1	Marina	1	Ingleside	0	Ingleside	0	Downtown	0
8	South of Market	-2	Bernal Heights	0	South Bayshore	0	South Bayshore	0	South Central	0
9	Northeast	-3	Downtown	0	Northeast	0	South Central	0	South Bayshore	0
10	Outer Sunset	-4	Ingleside	-1	South Central	0	Downtown	0	Ingleside	0
11	Marina	-4	Buena Vista	-8	Downtown	0	Mission	0	Bernal Heights	[illegible]
12	Mission	-7	South of Market	-11	Buena Vista	-5	South of Market	0	Outer Sunset	[illegible]
13	W. Addition	-17	South Bayshore	-17	Mission	-6	Buena Vista	-9	Central	[illegible]
14	Richmond	-19	Mission	-22	South of Market	-8	Northeast	-18	Inner Sunset	[illegible]
15	South Bayshore	-39	W. Addition	-203	W. Addition	-88	W. Addition	-45	South of Market	-16
Totals		-23		-146		-11		28		412

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1970

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	70
1 TO 4	21
5 TO 9	15
10 TO 24	11
25 TO 99	9
100 TO 241	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 11

San Francisco Districts in Rank Order of Number and Percent of Units Constructed, 1970

Rank	Map	District	No. of Units	Percent
1	2	Marina	360	36
2	1	Richmond	164	17
3	3	Northeast	100	10
4	5	Western Addition	91	9
5	7	Central	89	9
6	12	South Central	66	7
7	14	Inner Sunset	65	7
8	11	Bernal Heights	15	2
9	15	Outer Sunset	14	1
10	13	Ingleside	11	1
11	10	South Bayshore	10	1
12	8	Mission	3	-
13	9	South of Market	2	-
14	4	Downtown	0	0
15	6	Buena Vista	0	0
Total			990	100

Source: San Francisco Department of City Planning, 1971.

TABLE 12

San Francisco Districts in Rank Order of Units Constructed by Structure Type, 1970

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	35	Richmond	60	Central	33	Richmond	46	Marina	319
2	Inner Sunset	24	South Central	31	Richmond	30	Marina	29	Northeast	93
3	Central	15	Central	29	Inner Sunset	17	Inner Sunset	13	W. Addition	68
4	Bernal Heights	10	Inner Sunset	11	Outer Sunset	6	W. Addition	17	Richmond	24
5	Ingleside	9	Outer Sunset	8	W. Addition	6	Central	12	Bernal Heights	0
6	South Bayshore	8	Marina	7	Bernal Heights	5	South Central	0	South Bayshore	0
7	Richmond	4	Northeast	6	Marina	5	Northeast	0	Ingleside	0
8	Northeast	1	Mission	3	South Bayshore	0	Mission	0	South of Market	0
9	Mission	0	Ingleside	2	Ingleside	0	South of Market	0	Mission	0
10	South of Market	0	South Bayshore	2	South of Market	0	Ingleside	0	South Central	0
11	Outer Sunset	0	South of Market	2	Mission	0	South Bayshore	0	Central	0
12	W. Addition	0	W. Addition	0	Northeast	0	Bernal Heights	0	Inner Sunset	0
13	Marina	0	Bernal Heights	0	South Central	0	Outer Sunset	0	Outer Sunset	0
14	Downtown	0	Downtown	0	Downtown	0	Downtown	0	Downtown	0
15	Buena Vista	0	Buena Vista	0	Buena Vista	0	Buena Vista	0	Buena Vista	0
Totals		106		161		102		117		504

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1970

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	64
1 TO 4	40
5 TO 9	9
10 TO 19	7
20 TO 49	4
50 TO 99	2
100 TO 188	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 13

San Francisco Districts in Rank Order of Units Demolished, 1970

Rank	Map	District	No. of Units	Percent
1	5	Western Addition	432	59.0
2	10	South Bayshore	66	9.0
3	9	South of Market	59	8.0
4	1	Richmond	42	6.0
5	8	Mission	38	5.0
6	6	Buena Vista	23	3.0
7	3	Northeast	22	3.0
8	7	Central	14	2.0
9	2	Marina	10	1.0
10	13	Ingleside	7	1.0
11	12	South Central	6	1.0
12	14	Inner Sunset	5	1.0
13	15	Outer Sunset	4	0.5
14	11	Bernal Heights	2	0.5
15	4	Downtown	0	0.0
Total			730	100.0

Source: San Francisco Department of City Planning, 1971.

TABLE 14

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1970

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	47	W. Addition	203	W. Addition	94	W. Addition	62	W. Addition	56
2	Richmond	23	Mission	25	South of Market	8	Northeast	18	South of Market	36
3	W. Addition	17	South Bayshore	19	Mission	6	Buena Vista	9	Buena Vista	0
4	Mission	7	Richmond	19	Buena Vista	5	Mission	0	Northeast	0
5	South Central	6	South of Market	13	Richmond	0	South of Market	0	Mission	0
6	Inner Sunset	5	Central	11	Central	0	Richmond	0	Richmond	0
7	Outer Sunset	4	Buena Vista	8	Ingleside	0	Central	0	Central	0
8	Marina	4	Marina	6	Marina	0	Ingleside	0	Ingleside	0
9	Northeast	4	Ingleside	3	South Bayshore	0	Marina	0	Marina	0
10	Ingleside	4	Bernal Heights	0	South Central	0	South Bayshore	0	South Bayshore	0
11	Central	3	Northeast	0	Inner Sunset	0	South Central	0	South Central	0
12	Bernal Heights	2	Outer Sunset	0	Outer Sunset	0	Inner Sunset	0	Inner Sunset	0
13	South of Market	2	Inner Sunset	0	Northeast	0	Outer Sunset	0	Outer Sunset	0
14	Buena Vista	1	South Central	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
15	Downtown	0	Downtown	0	Downtown	0	Downtown	0	Downtown	0
Totals		129		307		113		89		92

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

Nine of the 15 districts showed a net increase in housing units ranging from four for the Ingleside district to 350 for the Marina. Net losses ranged from 23 to 341 units in five districts, and for the Downtown district, no change at all was noted. The heaviest gain resulted from the completion of a major apartment complex in the Marina district, near Gas House Cove. Major losses resulted from clearance of substandard units in the Western Addition A-2 Redevelopment Project. It is expected that units now nearing completion will offset the units lost in that district and these will appear in next year's report. Most of the net gain in the city was due to housing built by private market, a contrast with the previous year when Redevelopment-sponsored projects accounted for a considerable share of the 467 units added to the stock.

New Construction

The Marina easily captured the leading place in 1970, with twice the number of units which were completed in the Richmond district in second place. Nearly one-third of the units completed for the entire city were the result of the construction of the apartment house complex in the Marina district, and slightly more than a third of the city's total production occurred in this area. The Inner Sunset and the South Central districts accounted for half of the single-family completions, the balance being scattered in six districts. The most active districts in the 2-4 unit group were Richmond, South Central and Central. In the 5-9 and 10-19 category, the Richmond district continued to be among the top districts, accompanied by the Central and Inner Sunset in the former and leading the Marina in the latter group.

Demolition

Nearly 60 percent of the units demolished in 1970 were located in the Western Addition district. Heaviest losses in this district were in the 2-4 and 5-9 unit structure. While South Bayshore led in the loss of single-family homes, only the downtown experienced no loss in this category. The loss of lower density housing (less than five unit buildings) is dramatically illustrated in Table 14. In all but one of the 15 districts there is demolition of single-family homes. Two-thirds of the districts showed losses of 2-4 unit buildings, but from the 5-9 unit group on, four or fewer districts account for the city's losses.

HOUSING AND PUBLIC ACTION

The Plan for Residence, recently adopted by the City Planning Commission as part of the City's Master Plan, establishes basic housing policies for San Francisco. The Plan was formulated because of the need for general policies to guide public agencies involved in housing and because it is now required by State planning legislation. It is also considered a necessary part of community planning by the Department of Housing and Urban Development for recertifying the City's Workable Plan.

In June, 1970, the Improvement Plan for Residence was presented to the community for extensive public discussion. The report included a series of objectives and policies (Plan for Residence) proposed for the City's Master Plan as well as a set of corresponding programs for carrying out policy recommendations. In this section of the Improvement Plan targets were established for major programs involved in housing development. Targets were devised so that they could be translated into measurable accomplishments, particularly for such programs as Redevelopment, Public Housing and Property Conservation.

In the following sections of this chapter, the targets established in the Improvement Plan by mutual agreement between the Department and the public agencies are reviewed, and progress in achieving them in 1970 discussed. Each of the agencies has contributed information for this section, recognizing the importance of being able to acquaint the public with their aims and accomplishments. The three public agencies principally concerned with housing are: the Redevelopment Agency of San Francisco; the Department of Public Works; and the Housing Authority of San Francisco. In the following section, the specific targets set forth earlier are repeated, together with the progress toward their accomplishment.

IMPROVEMENT PLAN FOR RESIDENCE

Housing Targets

June, 1970 to June 30, 1972

The targets set by the Improvement Plan for Residence are listed below for the three agencies included in this section of the report. These targets were established by mutual agreement between the agencies and the staff of the Department of City Planning. Following each listed target from the Improvement Plan is a response by the respective agency concerning its achievement of the target for 1970 and its expectation of achievement in the immediate future.

THE REDEVELOPMENT AGENCY OF SAN FRANCISCO

In its projects, the Redevelopment Agency has very direct effect on the city's housing stock. Of profound importance is that in addition to the housing produced for the conventional market, the redevelopment process permits subsidies in the form of land cost writedowns to be made to developers of low- and moderate-cost housing. The program is a means for providing new, standard housing to low- and moderate-income families. Projects undertaken in the past twenty years include the Golden Gateway, Diamond Heights, Western Addition projects 1 and 2, Hunters Point and related South Bayshore projects, and Yerba Buena Center.

Target 1. Make available sites for 600 units of market housing.

Statement: Although the Improvement Plan called for making sites available for 600 units of market-rate housing, the Redevelopment Agency reports that 1599 sites totalling 53.4 acres have been made available in the Diamond Heights and Western Addition Project areas. This exceeds the target set by 999 units. The distribution of sites in the two projects is as follows:

Diamond Heights

604 units*	18.7 acres
46 (single family units)	3.2
154	2.8
400**	26.7
1204	51.4 acres

Western Addition A-2

286	0.7 acres
109	1.3
395	2.0 acres

*In two phases of which 396, the first phase, are now in construction on 7.5 acres of the 18.7 allotted.

**Offered in January, 1971.

Target 2. Contract with community based sponsors to construct 2,885 units of moderate priced private housing.

Statement: As of July 1, 1970, 964 units of private housing were completed in redevelopment areas for families and indiduals of low and moderate income. Another 4,432 units of such housing are presently programmed, including 172 rehabilitation units. By the end of 1970, construction began on 662 units and construction plans were completed for another 568 which have received an allocation of interest subsidy funds from HUD.

Community based sponsors are also working on the preliminary planning stage for another 653 units of low and moderate priced private housing. Since July 1970, sponsors have been sought for an additional 939 units of such housing.

Target 3. Make available sites for 476 units of public housing.

Statement: To meet the target set by the Improvement Plan (476 units), the Redevelopment Agency has made the following offerings:

Yerba Buena Center Project	Units
Clementina Towers (under construction)	276

Western Addition, A-2 Project		Units
Units for families (of which 90 are under construction)	220	
Units for the elderly	200	420
	Total	696 units
	Target	476
	Exceeds Target by	220 units

It must, however, be noted with respect to the offerings in the Western Addition project, that because the Department of Housing and Urban Development has questioned the cost of the balance of the 220 units, they are not yet authorized for construction. The balance of 200 units has been offered to and accepted by the Housing Authority.

Target 4. Begin a new project on the Regal Pale site for approximately 100 units of family housing.

Statement: Since July 1, 1970, the redevelopment plan for Regal Pale was prepared by the Redevelopment Agency in cooperation with the Department of City Planning and the Mission Coalition Organization (MCO). The plan accommodates approximately 130 new units of private housing for households of low-to-moderate income. On October 22, 1970, the City Planning Commission recommended approval of the redevelopment plan. A bi-lingual report by the MCO and the Agency on the redevelopment program for Regal Pale was published on November 13, 1970. Following a joint public hearing of the San Francisco Redevelopment Agency and the Board of Supervisors on November 23, 1970, the Redevelopment Agency approved the redevelopment plan on that date. The Board of Supervisors approved the official plan on January 11, 1971. The Redevelopment Agency authorized the submittal of a loan and grant application to HUD on January 26, 1971.

The following commentary, while not immediately related to the targets stated above, provides additional information on the status of the City's redevelopment program.

According to the San Francisco Redevelopment Agency, 331 units of moderate-priced housing were produced prior to 1968. In 1968, the 140 units in Midtown Park became available for moderate-income families. Another 383 units of low-to-moderate priced housing were completed in 1969 and 110 in 1970.*

*These were counted in the 1969 inventory.

Thus, as of the end of 1970, 964 units of housing were completed and available for households of low and moderate income. Subject to adequate Federal funding, 1,120 units of such housing is scheduled for completion in 1971.

As the table on the following page indicates, there are 13,109 new housing units included in the redevelopment program. Of these, 5,920 or 45 percent are socially oriented housing units for families and individuals of low to moderate income. With an additional 2,900 units identified for retention-habilitation, the total redevelopment housing program involves over 16,000 units. A program of this magnitude entails removal of existing substandard housing, and there is also necessarily a time lag between the period of demolition and the period of replacement construction. The rate of new construction will be affected not only by normal factors in redevelopment such as acquisition of land, relocation of households into standard housing, preparation of sites, design of buildings, selection of sponsors and arranging financing, but also by additional factors such as the vagaries of the housing financing market and of government funding for such projects. The United States Government credit policy with its negative effect on usable mortgage resources, an inadequate supply of Federal funds for low-to-moderate priced private housing, and a long-standing unwillingness of the Federal government to fund scattered public housing in a timely fashion have all resulted in a slowdown in the level of production.

TABLE 15

NEW HOUSING UNITS COMPLETED AND SCHEDULED IN RENEWAL AREAS

December 31, 1970

Project Area	Regular Market Private Housing			Low- to Moderate-Priced Housing			Total		
	Compl.	Sched.	Total	Compl.	Sched.	Total	Compl.	Sched.	Total
Diamond Heights	637	1,262	1,899	275	162	437	912	1,424	2,336
Western Addition A-1	1,164	-	1,164	471	183	654	1,635	183	1,818
Golden Gateway	1,254	1,301	2,555	-	-	-	1,254	1,301	2,555
Western Addition A-2	-	900	900	218	2,974	3,192	218	3,874	4,092
Yerba Buena Center	-	-	-	-	276	276	-	276	276
Hunters Point	-	671	671	-	1,231	1,231	-	1,902	1,902
Regal Pale	-	-	-	-	130	130	-	130	130
TOTAL	3,055	4,134	7,189	964	4,956	5,920*	4,019	9,090	13,109

*Includes 696 public housing units and 5,224 private housing units generally financed under Section 221(d)(3) or Section 236. Occupants of all units must have limited income to qualify. Some of the private units are allocated for low-income households through either the Rent Supplement Program or the leasing of units to the Housing Authority under Section 23.

Source: San Francisco Redevelopment Agency, December 31, 1970.

THE DEPARTMENT OF PUBLIC WORKS

The Department of Public Works administers two major programs having a significant impact on the city's stock of housing. They are FACE (Federally Assisted Code Enforcement Program) and that of the Division of Apartment House and Hotel Inspection. The former is an intensive property conservation campaign undertaken in designated areas of the city and making use of Federal subsidies in the form of low interest loan guarantees to encourage the maintenance and improvement of residential property. The latter program is citywide in scope and affects every structure having three or more units. It is entirely under the auspices of the City and no especial subsidies are available either for its administration or its execution. The immediate aim of the program is to assure safe and sanitary housing conditions in the city's very extensive apartment house stock.

Federally Assisted Code Enforcement Program

Target 1A. Finish Federally Assisted Code Enforcement (FACE) areas 1-4 by June, 1970.

Statement: These areas, consisting of Arguello Park (Inner Richmond), Buena Vista, Glen Park and Great Highway, were completed. They contain a total of 5,781 housing units.

Target 1B. Finish FACE areas 5-7 by March, 1972.

Statement: The deadline for these areas, which are Alamo Square, Bernal Heights I, and the Duboce Triangle, has been advanced to April, 1973. 4,084 housing units are involved.

Target 2. Begin FACE areas 8 and 9 (Inner Richmond and Upper Ashbury) in 1971.

Statement: Applications for these two areas containing 5,627 housing units, were submitted to the Department of Housing and Urban Development in January, 1971.

Target 3. Initiate feasibility studies for expansion of FACE to the following areas.

Group A

Alamo Square to Page Laguna or Haight-Fillmore
Bernal Heights areas II-VII
Duboce Triangle to Upper Market
South Bayshore

Group B
Inner Richmond north of Geary
Upper Ashbury-Inner Sunset

Statement: The feasibility studies for the areas will be undertaken.

Target 4. Establish and maintain contact in neighborhoods with program potentials: Excelsior, Haight-Ashbury, Mission, Oceanview and Potrero districts.

Statement: Contact will be established and maintained in these areas.

Bureau of Building Inspection, Division of Apartment House and Hotel Inspection

Target 1. Continue inspecting apartment houses and hotels at the rate of 1,000 structures per year. Complete the ten-year Systematic Code Enforcement Program by 1978.

Statement: In regard to the four items mentioned, the Department of Public Works has proceeded with the latest 1,000 buildings for complete inspections toward compliance starting early in January. This will result in action having been initiated on about 4,600 buildings. The rate of bringing about compliance in the more hazardous buildings has been very satisfactory; and, at the current rate, the most severe life hazard buildings should have been abated by about the sixth year of the 10-year program.

Target 2. Study the Systematic Code Enforcement Program for its impact on rents and tenants. Prescribe ways to alleviate hardships that may result from the program.

Statement: Unless Federal funds are made available on a citywide basis, and necessary State legislation enacted, there is no means by which the Department of Public Works can reduce the impact of the Systematic Code Enforcement Program on rents and tenants. To date neither funds nor the legislation has been made available.

In 1970, a total of 660 buildings were brought into compliance under the Systematic Code Enforcement Program, out of the 3,600 buildings inspected. A total of over 1,200 buildings or one-third have been brought into compliance in the three and one-half years since the inception of the program in July, 1967. Included in last year's work, there was represented

a 17 percent reduction of the Priority 1 buildings (over 340 buildings).

The main effort is to bring the worst buildings into compliance first, eliminating the life hazards and, therefore, providing the greatest degree of overall effectiveness of the program. It should also be noted that the Systematic Program has already placed under code action the vast majority of the worst buildings in San Francisco. Consequently, to some extent the program in the future should have lesser impact on rents and tenants.

Finally, the Department is working on the development of improved Federal housing laws to give greater recognition to citywide needs for assistance to owners of buildings that must be brought up to code so as to provide citywide equity to the Systematic Program comparable to that of the FACE Program.

Target 3. Submit a revised Plumbing Code to the Board of Supervisors for adoption by 1971.

Statement: The first draft of the Plumbing Code has been forwarded to the review groups. The date of conclusion of the first draft review is February 16. Forwarding the second draft consisting of those pages containing changes to industry in March with a due date for completion of that review is anticipated in April. July is the target date set for completion and transmittal of the code to the Board of Supervisors.

Target 4. As required, review the Building Code by 1971.

Statement: Review of the Building Code has commenced and several changes recommended by industry have been received. Several months will be required to draft and transmit initial code changes to review groups. Delays have been caused by lack of adequate personnel for plan checking and by the work being done on the Plumbing Code. However, the code may be transmitted in sections within the 1971 time period in keeping with the original schedule.

SAN FRANCISCO HOUSING AUTHORITY

Housing for low-income people is the responsibility of the Housing Authority. Established in the 1930's, the Housing Authority has built and manages conventional public housing, the leased housing program, and is engaged in housing programs which depart from the older, concentrated housing programs. Although it accounts for less than two percent of the city's housing stock, it is a principal resource for low-income families in need of shelter which is both adequate and complies with code standards. In its programs it tries to meet the needs of low-income families and elderly individuals using money from Federal sources supplemented by local funds to build, purchase, or lease housing.

Target 1. Execute the remaining leases of the original 1,500 allotted under the Section 23 Leasing Program.

Statement: The Department of Housing and Urban Development reduced the allotment of Section 23 units from 1,500 to 1,150. By the end of March, 1971, this quota will have been used up. Although HUD has been requested to return the 350 units deleted from the local program, no response has been received from them at the date of this report.

Target 2. Complete four units of family housing and 621 units for the elderly which are under construction.

Statement: Since July, 1970, 146 units of housing for the elderly were completed and occupied. (These figures are not reflected in the 1970 housing inventory report since completions for the projects were filed in 1971.) In addition, 741 units are currently under construction of which 735 are for elderly persons and six for families. It is anticipated that all save 99 of these units will be completed in 1971.

Target 3. Construct 241 units of family housing and 705 units for the elderly which are in the planning phase.

Statement: Of these, 43 units of family housing and 168 units of housing for the elderly are now in the construction phase, a total of 211 units. Their completion in 1971 is anticipated.

Target 4. Begin construction of new projects not yet in the planning phase which involve approximately 36 family units and 201 units for the elderly.

Statement: The construction of these units depends upon the allocation of funds from HUD. At present, the funding process is frozen.

Target 5. Investigate potential proposals involving approximately 720 family units and 770 units for the elderly. Begin construction on the most feasible of these proposals.

Statement: The reorganization of the Department of Housing and Urban Development entails new criteria and guidelines for processing proposals. Until they have been clarified, this target cannot be evaluated.

Target 6. Continue to search for sites. Concentrate on the planning areas that fall below the citywide ratio of public housing units in the city.

Statement: This aim is being realized through joint efforts by the staff of the Housing Authority and the Department of City Planning. It should be noted that much depends upon the new monetary policies which will be put into effect on the reorganization proposed by the Administration. At present HUD approval for 69 units of housing, 36 for the elderly and 33 for families is awaited. These, given approval in time, may be completed in 1971.

CONCLUSIONS

In 1970, the city experienced the lowest growth in housing units during the span covered by these reports, which began in 1960. It is quite probable that it was the lowest addition during the postwar years, as well. Immediate prospects of a change in this trend are not yet clear. Figures available thus far in 1971 do not indicate an increase above the 1970 new construction authorizations for dwelling units.

In last year's report, the impact of Federal policy on local housing was noted. The contribution of Federally subsidized housing was a major and significant factor in the net gain experienced by the city in 1969. In 1970, no housing units were added as a result of Federal programs, but a number were removed. However, the generally slow construction rate is deceptive. As noted in the report, a number of housing units will be added to the stock in 1971 as a result of both Redevelopment and Housing Authority programs.

The implications of last year's report continue to hold. Despite a higher completion rate for single-family housing, the city experienced a net loss of units in this category, as it did in all lower density housing. Only the completion of a major apartment building in the Marina district offset the losses for the city.

Perhaps the most important conclusion which may be drawn from this year's figures is the significance of a coordinated policy on housing for the city which is represented by the Improvement Plan for Residence. Housing will become an even more valued resource in the years to come, especially in older urban centers, and every effort must be made to maintain its quality or to improve it when that is deemed necessary. A comprehensive and constantly monitored progress towards publicly acknowledged goals for housing should become the hallmark of good city administration in the 70's.

A P P E N D I X

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1970

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	-23	-23	-43	-86	-16	-48	-3	-12	0	-11	1	28	7	412	-77	260
A2	0	0													0	0
4			1	2											1	2
6			1	2											1	2
7	-1	-1	1	2											0	1
8													1	21	1	21
9	-1	-1													-1	-1
11	-1	-1													-1	-1
12											-1	-18			-1	-18
14													1	72	1	72
B1													4	241	4	241
3	-1	-1							1	5					0	4
5			-1	-2			-1	-4							-2	-6
6											1	13	1	21	2	34
7	-3	-3									1	16			-2	13
8	0	0					-2	-8	1	5					-1	-3
9					1	3									1	3
10							1	4					1	57	2	61
D1	-1	-1													-1	-1
2	-1	-1	-1	-2	-1	-3	1	4	1	5					-1	3
E1	1	1													1	1
2	-5	-5	2	4			3	12							0	11
3	-7	-7			1	3	3	12	2	10					-1	18
G1	0	0							1	5					1	5
2			-1	-2			2	8							1	6
3	-1	-1			1	3			1	5					1	7
4	-4	-4													-4	-4
H1	-1	-1	-1	-2							1	12			-1	9
2	0	0	-1	-2			3	12							2	10
J2	-2	-2			-1	-3	-2	-8							-5	-13
3			-3	-6											-3	-6
4											2	34	1	24	3	58
5A			1	2											1	2
5B					-1	-3									-1	-3
6	-5	-5	-9	-18	-6	-18	-1	-4							-21	-45
7	-6	-6	-9	-18	-6	-18	-1	-4	-3	-16					-25	-62
8			-4	-8	-3	-9	-1	-4	-4	-27					-12	-48
9			-2	-4	-2	-6			-1	-6	-1	-16			-6	-32
10	-1	-1	-6	-12	-4	-12	-4	-16	-6	-39	-3	-29	-1	12	-25	-97
12	-2	-2	-2	-4			-1	-4							-5	-10
13			-1	-2	-1	-3	-2	-8							-4	-13
14	-1	-1	-2	-4	-1	-3	-1	-4							-5	-12
17	-1	-1	-1	-2					-1	-5	-1	-9			-4	-17
18							-1	-4							-1	-4
20			-1	-2											-1	-2

Net Change - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
K1	-1	-1	-2	-4					-1	-8			-1	-36	-5	-49
3	-1	-1					-1	-4							-2	-5
5			-1	-2											-1	-2
6			-1	-2											-1	-2
L1			1	2	-1	-3									0	-1
4	-1	-1	-2	-4											-3	-5
5A	-44	-44	-5	-10	-1	-3									-50	-57
5B	6	6													6	6
M1	9	9													9	9
2									1	5					1	5
3	-1	-1													-1	-1
5A	0	0													0	0
5B	7	7	2	4											9	11
6	0	0													0	0
7	-2	-2													-2	-2
8	1	1													1	1
9					9	27									9	27
10	4	4													4	4
11	19	19													19	19
N1					-2	-6			-1	-6					-3	-12
2	-2	-2	-2	-4											-4	-6
4			2	4	2	6					1	12			5	22
5A									1	8					1	8
6	-2	-2	0	0			1	4							-1	2
7	-3	-3			1	3									-2	0
8			-1	-2	-1	-3	-1	-4							-3	-9
9	-2	-2													-2	-2
10							-1	-4							-1	-4
11	1	1							1	7					2	8
12	-1	-1	1	2					1	6					1	7
13			2	4	1	3									3	7
14	1	1	-1	-2	-1	-3	0	0							-1	-4
15	13	13							2	12					15	25
O1	4	4									1	13			5	17
2	-3	-3	1	2					1	5					-1	4
3	16	16	1	2	1	3	1	4	2	12					21	37
4	2	2													2	2
5A	3	3													3	3
5B	2	2			-1	-3									1	-1
7	1	1													1	1
8B	-2	-2													-2	-2
9	1	1	1	2											2	3
P1							1	4							1	4
3A	-1	-1													-1	-1
Q1A	-2	-2					1	4	1	6					0	8
1B	-1	-1													-1	-1

APPENDIX TABLE B

New Construction by Census Tract and Structure Type
San Francisco, 1970

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	106	106	19	38	17	51	18	72	18	102	8	117	10	504	196	990
A2	1	1													1	1
4			1	2											1	2
6			1	2											1	2
7			1	2											1	2
8													1	21	1	21
14													1	72	1	72
B1													4	241	4	241
3									1	5					1	5
6											1	13	1	21	2	34
7											1	16			1	16
8	1	1							1	5					2	6
9					1	3									1	3
10							1	4					1	57	2	61
D2							1	4	1	5					2	9
E1	1	1													1	1
2			2	4			3	12							5	16
3					1	3	3	12	2	10					6	25
G1	1	1							1	5					2	6
2							2	8							2	8
3					1	3			1	5					2	8
H1											1	12			1	12
2	1	1					3	12							4	13
J4											2	34	1	24	3	58
5A			1	2											1	2
10									1	6	1	17	1	68	3	91
L1			1	2											1	2
4	1	1													1	1
5A			1	2											1	2
5B	7	7													7	7
M1	10	10													10	10
2									1	5					1	5
5A	1	1													1	1
5B	8	8	2	4											10	12
6	1	1													1	1
8	2	2													2	2
9					9	27									9	27
10	4	4													4	4
11	19	19													19	19

New Construction - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N4			2	4	2	6					1	12			5	22
5A									1	8					1	8
6			1	2			1	4							2	6
7					1	3									1	3
11	1	1							1	7					2	8
12			1	2					1	6					2	8
13			2	4	1	3									3	7
14	1	1					1	4							2	5
15	13	13							2	12					15	25
O1	4	4									1	13			5	17
2			1	2					1	5					2	7
3	17	17	1	2	1	3	1	4	2	12					22	38
4	3	3													3	3
5A	3	3													3	3
5B	3	3													3	3
7	1	1													1	1
8B	1	1													1	1
9	1	1	1	2											2	3
P1							1	4							1	4
Q1A							1	4	1	6					2	10

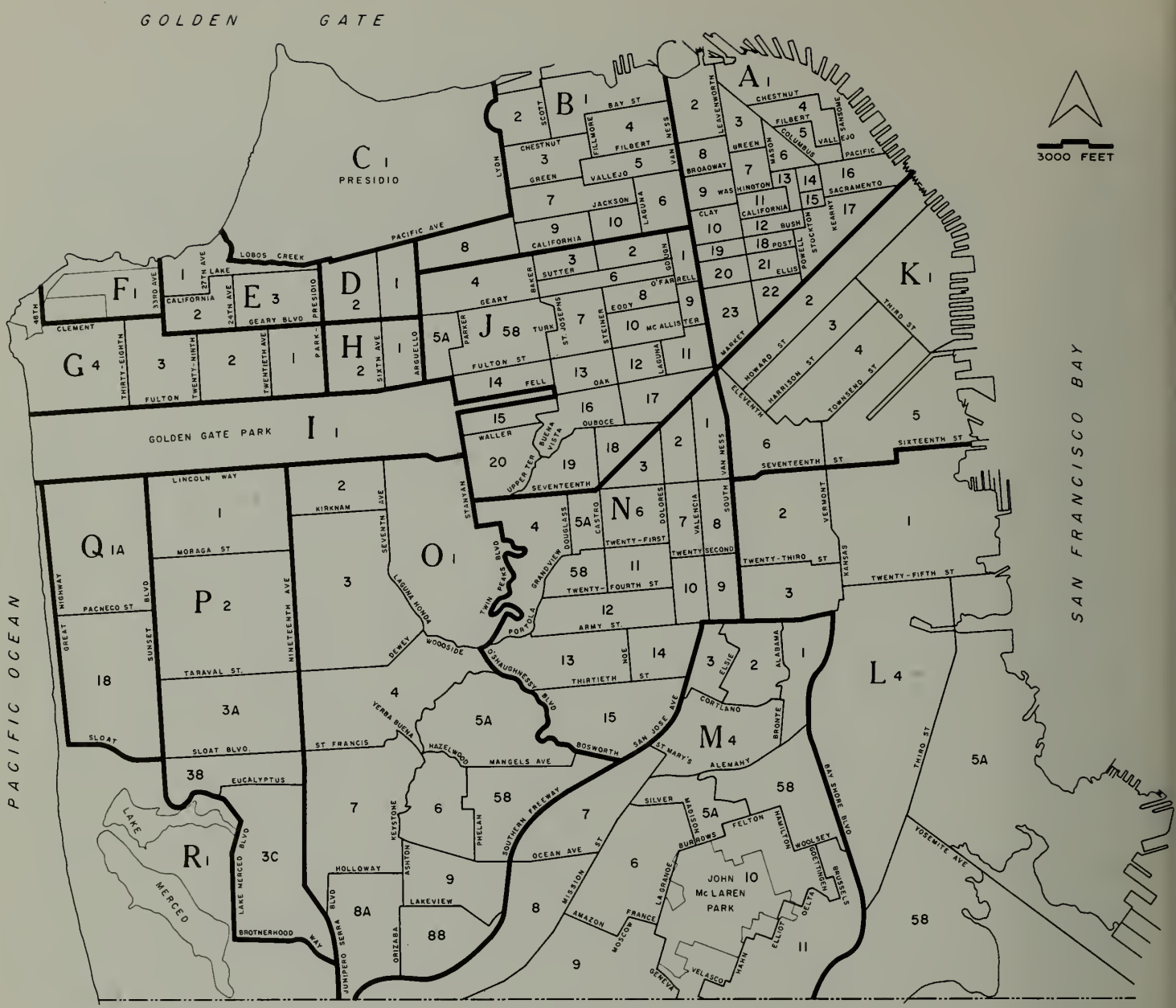
APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1970

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	129	129	62	124	33	99	21	84	18	113	7	89	3	92	273	730
A2	1	1													1	1
7	1	1													1	1
9	1	1													1	1
11	1	1													1	1
12											1	18			1	18
B3	1	1													1	1
5			1	2			1	4							2	6
7	3	3													3	3
8	1	1					2	8							3	9
D1	1	1													1	1
2	1	1	1	2	1	3									3	6
E2	5	5													5	5
3	7	7													7	7
G1	1	1													1	1
2			1	2											1	2
3	1	1													1	1
4	4	4													4	4
H1	1	1	1	2											2	3
2	1	1	1	2											2	3
J2	2	2			1	3	2	8							5	13
3			3	6											3	6
5B					1	3									1	3
6	5	5	9	18	6	18	1	4							21	45
7	6	6	9	18	6	18	1	4	3	16					25	62
8			4	8	3	9	1	4	4	27					12	48
9			2	4	2	6			1	6	1	16			6	32
10	1	1	6	12	4	12	4	16	7	45	4	46	2	56	28	188
12	2	2	2	4			1	4							5	10
13			1	2	1	3	2	8							4	13
14	1	1	2	4	1	3	1	4							5	12
17	1	1	1	2					2	14					4	17
18							1	4							1	4
20			1	2											1	2
K1	1	1	2	4					1	8			1	36	5	49
3	1	1					1	4							2	5
5			1	2											1	2
6			1	2											1	2
L1					1	3									1	3
4	2	2	2	4											4	6
5A	44	44	6	12	1	3									51	59
5B	1	1													1	1

Demolition - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
M1	1	1													1	1
3	1	1													1	1
5A	1	1													1	1
5B	1	1													1	1
6	1	1													1	1
7	2	2													2	2
8	1	1													1	1
N1					2	6			1	6					3	12
2	2	2	2	4											4	6
6	2	2	1	2											3	4
7	3	3													3	3
8			1	2	1	3	1	4							3	9
9	2	2													2	2
10							1	4							1	4
12	1	1													1	1
14			1	2	1	3	1	4							3	9
O2	3	3													3	3
3	1	1													1	1
4	1	1													1	1
5B	1	1			1	3									2	4
8B	3	3													3	3
P3A	1	1													1	1
Q1A	2	2													2	2
Q1B	1	1													1	1



1960 CENSUS TRACTS

A C K N O W L E D G M E N T S

City and County of San Francisco
Department of City Planning

Commission

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Mortimer Fleishhacker	
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Alternate: James J. Finn	Secretary and Assistant General Manager of Public Utilities

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This report was written by Mr. M. F. Groat, Planner IV, Urban Systems Analyst. Data collection and research was carried out by Miss Emily Hill, Planner I, and graphics were prepared by Jean E. Cody. Barbara Barck and Lenora Lee provided clerical assistance.